WELCOME TO TUALATIN!

The City of Tualatin takes pride in being known as a warm and welcoming community for new businesses, retail shoppers, and residents alike. The community values a high QUALITY OF LIFE and promotes LOCAL PRIDE and a sense of OWNERSHIP, INVOLVEMENT, and BELONGING.

LOCATION

Tualatin is a southern suburb of Portland, Oregon. It is located along Interstate-5 between Interstate-205, Highway 99W, and Highway 217. In addition, the Westside Express Service (WES) commuter rail provides Tualatin residents and visitors access to the greater Portland Metropolitan region. Collectively, these major transportation facilities provide accessible, affordable, and easy movement of goods and people to, from, and within the region.

DEMENOPGRAPHICS

Throughout the last 10 years, the City of Tualatin has been one of the fastest growing cities in Oregon. Unlike many other sprawling regions, Tualatin continues to maintain a high standard of living, yet remains an affordable place to locate a family. Tualatin is also part of a large educated and skilled regional workshed.

LOCAL ATTRIBUTES

• Median Age: **35.1**
• Hispanic or Latino: **19.4%**
• Median Household Income: **$61,250**
• High School Graduate or Higher: **91.4%**
• Bachelor’s Degree or Higher: **41%**

REGIONAL WORKFORCE ATTRIBUTES

• Bachelor degree and higher: **34.1%**
• K-12 graduation rate: **90.5%**
• Regional workforce: **1.02 Million**
• Regional average wages: **$49,131**
• Regional average manufacturing wages: **$55,825**

POPULATION GROWTH

<table>
<thead>
<tr>
<th></th>
<th>2000 Population</th>
<th>2010 Population</th>
<th>% Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Tualatin</td>
<td>22,791</td>
<td>26,160</td>
<td>15%</td>
</tr>
<tr>
<td>Portland Region</td>
<td>1,927,881</td>
<td>2,226,009</td>
<td>15%</td>
</tr>
<tr>
<td>State of Oregon</td>
<td>3,421,399</td>
<td>3,831,074</td>
<td>12%</td>
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The City of Tualatin recognizes that a fundamental element to the overall quality of life is the health of the local economy. Businesses provide jobs, a strong tax base to support high quality services, and inject wealth into the community. Furthermore, businesses contribute significantly to local charities and sponsor community events. As a result of long-range planning and thoughtful policy-making, Tualatin is evenly split between residential land and commercial/industrial land. Tualatin is home to a vibrant destination retail lifestyle center and state of the art manufacturing and wholesale trade companies.

TUALATIN’S ECONOMY

By the Numbers

Business & Employees

- 1,480 Number of Business Licenses
- 25,879 Number of Employees in Tualatin
- $1.26 BILLION Total Payroll in Tualatin
- 5% Local Unemployment Rate

Available Land

- 787 ACRES Available Industrial Land
- 51 ACRES Available Commercial Land

Industry Clusters

- 57% Of local jobs in key industry clusters
- $1.6 BILLION Annual value output from industry clusters
- $85,000 Average wage among industry clusters
- $50,000 Average wage in Tualatin among all industries

Key Industry Clusters

There are five key industry clusters in Tualatin that provide the majority of employment opportunities and contribute significantly to the local economy. Combined, these clusters represent 57% of local employment and a direct impact of over $1.6 billion in annual output. These industries also stimulate an additional 16,600 jobs and $1.5 billion in annual output in supportive companies. Taken together, the average income among jobs in these clusters is $85,000 compared to a total average of $50,000.
84% OF TUALATIN RESIDENTS RATED THE QUALITY OF LIFE IN TUALATIN AS “EXCELLENT” OR “GOOD.”

QUALITY OF LIFE

DOWNTOWN TUALATIN
Downtown Tualatin is not only the center for local commerce and businesses, it also functions as the central meeting place and the community living room. Thus, it is known locally as the Tualatin Commons. The central aspect of the Tualatin Commons is a lake and public plaza. Surrounding the public gathering space is a mix of high-quality residential dwellings, retail, and professional service employment opportunities.

SHOPPING
Tualatin is home to one of the premier destination shopping centers in Oregon. Bridgeport Village is an upscale life-style shopping center that includes over 90 retail stores and restaurants.

SCHOOLS
The public school system in Tualatin is part of the Tigard-Tualatin School District. District wide, student achievement in math, science, and reading consistently outpaces the rest of the State of Oregon. In 2011, the Center for American Progress concluded that the Tigard-Tualatin School District had one of the highest returns on educational investment statewide.

PARKS
There are over 200 acres of well-maintained community parks, trails, and natural areas within the City of Tualatin. Park amenities include sports complexes, shelters, boat docks along the Tualatin River, and vast areas of open space.

RECREATION
The City of Tualatin and other community groups organize regular recreational opportunities that range from canoe rentals and trips to world class festivals. In 2009, the Giant Pumpkin Regatta on the Lake at the Commons was named the best festival in Oregon. Tualatin is also the home of the nation’s oldest Crawfish Festival west of the Mississippi River. In addition to these signature festivals, numerous other events are held each year including weekly summer concerts and a local farmers market.