

# Sun City

## Community Profile

### Prepared by the ARIZONA DEPARTMENT OF COMMERCE

Sun City is the quintessential retirement community, known for the active lifestyle of its senior citizens. There are over 350 clubs and civic organizations and seven recreation centers. Sun City began as a partnership between builder Del Webb and cotton farmer J.G. Boswell who owned the land. It opened New Year's Day 1960 with a three-bedroom, two-bath house selling for \$11,300. An instant success, 237 homes were sold in the first three days. Sun City deed restrictions require at least one resident per household be 55 years or older. It encompasses 8,900 acres of which 1,200 are golf courses, making it a "golfers' paradise." The electric golf cart is a favorite form of transportation.

### Basic Information

Founded: 1960	Distance to Major Cities:
Incorporated: No	Phoenix: 17 miles
Elevation: 1,142	Tucson: 130 miles
Located in Maricopa County	
Nearby Highways: HWYS I-10	

### Population

	1990	2000	2006
Sun City	38,126	38,309	N/A
Maricopa County	2,122,101	3,072,149	3,792,675
Arizona	3,665,228	5,130,632	6,305,210

Sources: Arizona Department of Economic Security and US Census Bureau

Source: Maricopa Association of Governments N/A: Population estimates for this community are not available.

### Principal Economic Activities

Sun City residents are almost all retired and income derives from Social Security, stocks and bonds, investments and savings. Annual income is estimated at \$1 billion and net worth at \$8 billion. Residents spend about \$300 million annually for local goods and services. Employment is found in several shopping centers, numerous restaurants, service centers and real estate companies. Its taxes are one-half to two-thirds lower than in most other area communities.

### County Employment

	2006
Trade, Transportation, and Utilities	373,800
Professional and Business Services	321,200
Government	212,400
Educational and Health Services	187,000
Mining and Construction	184,600
Leisure and Hospitality	174,900
Financial Activities	151,100
Manufacturing	132,900
Other Services	68,500
Information	32,100

Source: Arizona Department of Economic Security

Figures are organized under the North American Industrial Classification System (NAICS).



### Labor Force Data

	1990	2000	2006
Civilian Labor Force	4,266	6,062	7,253
Unemployed	224	237	305
Unemployment Rate	5.3%	3.9%	4.2%

Source: Arizona Department of Economic Security

### Growth Indicators

	1990	2000	2006
Net Assessed Value (\$)	213.6 million	244.9 million	318.3 million

Sources: Arizona State Univ., AZ Dept. of Revenue, AZ Tax Research Foundation

### Scenic Attractions

Lake Pleasant Regional Park, to the north, offers water sports, camping and picnic facilities. The lake has been expanded to 10,000 acres making it one of the largest lakes in the Southwest. White Tanks Regional Park, to the west, features unusual Indian petroglyphs in its 26,000 acres where camping, hiking and picnicking are popular. "Gold Country," located northwest in the Hieroglyphic and Bradshaw Mountains, has many interesting ghost towns, including Vulture, Bumblebee, Constellation, Octave, Tip Top and Crown King. Pioneer Arizona Living History Museum, to the northeast, is a faithful replica of an 1880s Arizona village with many historic buildings from original town sites. Costumed volunteers put on demonstrations including quilting and blacksmithing. It is closed in the summer.

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### Community Facilities

Sun City offers a broad range of community facilities including seven recreation centers that provide swimming, tennis, arts and crafts, two libraries, two bowling centers, eight golf courses, three country clubs, an art museum, a symphony orchestra. The Sun Bowl Outdoor Amphitheater, and the Sundome Center for Performing Arts, which seats 7,000, also are located in the Sun City area.

#### Educational Institutions

	Public	Private
Community College	Y	N
Post Graduate	N	Y

#### Financial

Number of banks: 15

#### Government

Fire Department: Staffed City/Local Fire Department

Law Enforcement: Sheriff's Office

#### Medical

One local 355-bed hospital and three area hospitals within an eight-mile radius.

#### Hotel & Lodging

Number of Rooms: n/a

Meeting Rooms: 2

Capacity of Largest Facility: 600

#### Industrial Properties:

For more information contact the Northwest Valley Chamber of Commerce.

#### Utilities

Electricity	APS (Statewide)	800.428.7324
Natural Gas	Southwest Gas Corp. (statewide)	800.766.9722
Refuse	Parks & Sons of Sun City	623.974.4791
Telephone	Qwest (statewide)	800.244.1111
Water	Citizens Utilities Co. (Sun City)	623.974.2521

Cable Providers: N

Digital Switching Station: N

Internet Service Provider: N

Cable Internet Service Provider: N

Fiber Optics: N

### Taxes

Property Tax Rate	1990	2000	2006
Elementary/High Schools	0.00	9.49	7.60
City/Fire District	0.93	2.00	2.78
Countywide	3.51	3.35	2.74
<b>Totals</b>	<b>4.44</b>	<b>14.84</b>	<b>13.12</b>

Source: Arizona Tax Research Foundation

Note: Tax rate per \$100 assessed valuation

NOTE: School district participates in Western Maricopa Education Center (West-MEC).

#### Sales Tax

	2006
City/Town	0.00%
County	0.70%
State	5.60%

Sources: Arizona League of Cities & Towns, Arizona Dept. of Revenue

### Weather

	Avg. Low (°F)	Avg. High (°F)	Precip. (in.)
	56.9	86.6	9.0
January	40.0	67.3	0.9
February	43.2	71.6	1.2
March	47.3	77.1	1.1
April	52.9	85.3	0.3
May	61.8	94.5	0.1
June	70.1	103.3	0.1
July	78.0	106.0	0.8
August	76.9	104.4	1.1
September	69.9	99.3	0.9
October	57.6	88.6	0.7
November	46.0	75.3	0.7
December	39.4	66.6	1.2

Source: Western Regional Climate Center

Western Regional Climate Center, wrcc@dri.edu. Period of record 1964-2004.

Average Total Snowfall 0.0". Nearest data available from Youngtown, AZ.

This profile was prepared by the Arizona Department of Commerce Communications Division in cooperation with local sources.

For further information contact:

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Prepared on 8/13/2007