

# Sun City West

## Community Profile

### Prepared by the ARIZONA DEPARTMENT OF COMMERCE

Sun City West, about a dozen miles northwest of Phoenix, is a master-planned active adult community for people 55 and over. It began in 1978 when all available land in Sun City, which is two miles east, was built upon. The community, together with Sun City, has been rated the third best location out of 100 top-rated retirement communities in the nation. Nearly 24,000 residents call Sun City West home and when the community is fully completed there will be a population of 32,000. With eight golf courses and four recreation centers, it is designed for an active way of life. Numerous clubs and civic organizations are available. Residents are often said to be "too busy to retire."

### Basic Information

Founded: 1978	Distance to Major Cities:
Incorporated: No	Phoenix: 20 miles
Elevation: 1,234	Tucson: 137 miles
Located in Maricopa County	
Nearby Highways: HWYS I-10	

### Population

	1990	2000	2006
Sun City West	15,997	26,344	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

The majority of Sun City West residents are retired and income is derived from Social Security, stocks and bonds, investments and savings. Hundreds of jobs are created by Sun City West residents with most employment going to people from El Mirage, Surprise, Glendale and Peoria.

### 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	1,536	2,511	3,004
Unemployed	98	103	132
Unemployment Rate	6.4%	4.1%	4.4%

Source: Arizona Department of Economic Security

### Growth Indicators

	1990	2000	2006
Net Assessed Value (\$)	0	223.1 million	293.5 million

Sources: Arizona State Univ., AZ Dept. of Revenue, AZ Tax Research Foundation  
Net Assessed Valuation for 1990 not available.

### Scenic Attractions

The Sundome Center for the Performing Arts has more than 7,000 seats and brings in top name entertainment. The 10,000-acre Lake Pleasant Regional Park, to the north, offers water sports. White Tanks Regional Park, to the west, features unusual Indian petroglyphs and camping, hiking and picnicking facilities. "Gold Country," located northwest in the Hieroglyphic and Bradshaw Mountains, has many interesting ghost towns. Pioneer Arizona Living History Museum, northeast, is a replica of an 1880s Arizona village where costumed volunteers put on demonstrations such as quilting and blacksmithing. Pioneer is closed in the summer. The Black Canyon Shooting Range, northeast, is a Maricopa County park with 1,400 acres devoted to indoor/outdoor rifle/pistol ranges and five miles of archery trails.

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### Community Facilities

Sun City West offers a broad range of community facilities including four recreation centers that have swimming, tennis, arts and crafts, a library, a museum, eight golf courses (one public), one private country club, a community services building, an orchestra, and The Sundome Center for Performing Arts.

#### Educational Institutions

	Public	Private
Community College	Y	N
Post Graduate	N	Y

#### Financial

Number of banks: 9

#### Government

Fire Department: Staffed City/Local Fire Department  
Law Enforcement: Sheriff's Office

#### Medical

One local 203-bed hospital and three area hospitals within a 10-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	6.14	6.95
City/Fire District	2.19	1.80	2.41
Countywide	3.51	3.35	2.74
<b>Totals</b>	<b>5.70</b>	<b>11.29</b>	<b>12.10</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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