

SUN CITY

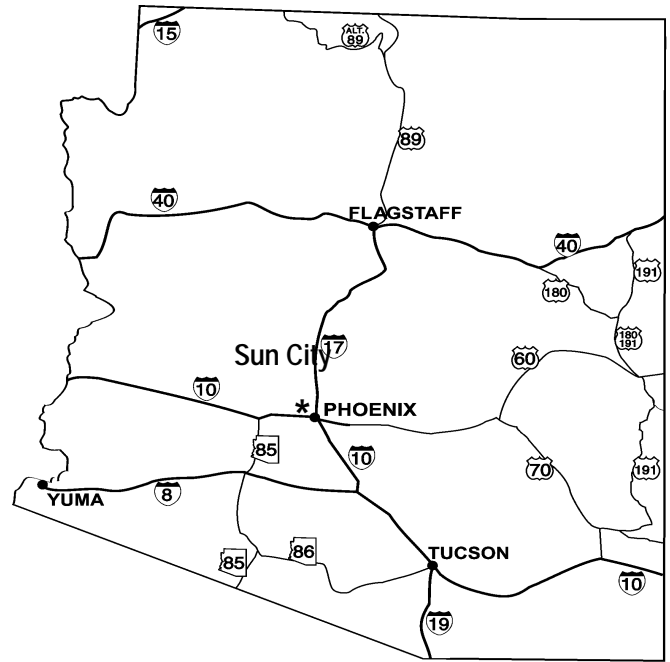
Community Profile

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.

FOUNDED: 1960
 COUNTY: Maricopa County
 DISTANCE TO PHOENIX: 17 miles

INCORPORATED: No
 HIGHWAYS: I-10
 DISTANCE TO TUCSON: 130 miles



POPULATION

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Sun City	38,126	38,309	38,635*
Maricopa County	2,122,101	3,072,149	3,396,875
Arizona	3,665,228	5,130,632	5,629,870

Sources: Arizona Department of Economic Security and U.S. Census Bureau.
 * Source: Maricopa Association of Governments

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.

<u>County Employment</u>	<u>2003</u>
Construction	128,600
Educational & Health Svcs	159,300
Financial Activities	133,500
Government	200,800
Information	37,100
Leisure & Hospitality	152,800
Manufacturing	126,900
Professional & Business Svcs	255,100
Trade, Transportation & Utilities	321,200

Sources: Arizona Department of Economic Security
 Figures are organized under the North American Industrial Classification System (NAICS).

LABOR FORCE DATA

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Civilian Labor Force	4,247	5,965	6,553
Unemployed	217	189	378
Unemployment Rate	5.1%	3.2%	5.8%

Sources: Arizona Department of Economic Security.

<u>Growth Indicators</u>	<u>1990</u>	<u>2000</u>	<u>2003</u>
Net Assessed Valuation (\$)	213,614,353	244,932,029	291,985,038

Source: Arizona 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.

TAXES

Property Tax Rate	1990	2000	2003
Elem/High School	0.00	9.49	8.60
City/Fire District	0.93	2.00	2.34
Countywide	3.51	3.35	3.22
Total	\$4.44	\$14.84	\$14.16

Sources: Arizona Tax Research Foundation
 Note: Tax rate per \$100 assessed valuation.

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

Sales Tax Rate

City	0.00%
County	0.70%
State	5.60%

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

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

Governmental Agencies

Fire Department: Staffed City/Local Fire Department

Law Enforcement: Sheriff's Office

Airports Phoenix Sky Harbor International Airport (35-min. away); Glendale Municipal Airport (5 miles away); Phoenix-Goodyear Airport (7 miles away).

Medical

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

Hotel and Lodging Facilities

Four motels and three RV parks are within a 5-mile radius of Sun City.

Meeting Rooms: 2

Capacity of Largest Facility: 600

Industrial Properties

For more information contact the Northwest Valley Chamber of Commerce.

Utilities

Electricity	APS (Statewide)	800.253-9407
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: No

Cable Internet Service Provider: No

Digital Switching Station: No

Fiber Optics: No

Internet Service Provider: No

Weather

Month	Average Temperature (°F)		Average Total Precipitation (Inches)
	Daily Minimum	Daily Maximum	
January	40.0	67.3	0.94
February	43.2	71.7	1.17
March	47.1	76.9	1.12
April	52.9	85.2	0.30
May	61.6	94.5	0.13
June	70.1	103.3	0.07
July	78.0	105.9	0.78
August	76.8	104.4	1.06
September	69.8	99.3	0.84
October	57.6	88.7	0.69
November	46.0	75.4	0.67
December	39.3	66.6	1.15
Yearly Avg	56.9	86.6	8.92

Western Regional Climate Center, wrcc@dri.edu. Period of record 1964-2003. 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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