

SUN CITY WEST

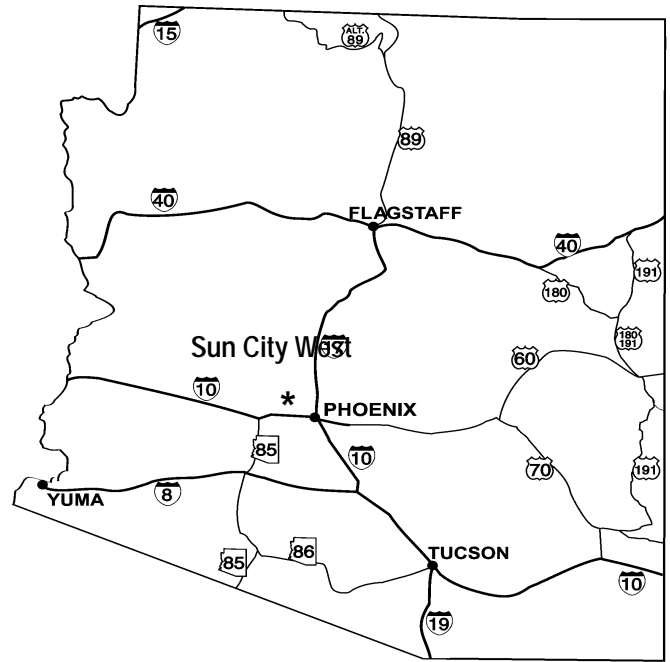
Community Profile

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."

FOUNDED: 1978
 COUNTY: Maricopa County
 DISTANCE TO PHOENIX: 20 miles
 HIGHWAYS: I-10

INCORPORATED: No
 ELEVATION: feet
 DISTANCE TO TUCSON: 137 miles



POPULATION

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Sun City West	15,997	26,344	26,345
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

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.

<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	1,528	2,138	2,362
Unemployed	95	83	166
Unemployment Rate	6.2%	3.9%	7.0%

Sources: Arizona Department of Economic Security.

<u>Growth Indicators</u>	<u>1990</u>	<u>2000</u>	<u>2003</u>
Net Assessed Valuation (\$)	N/A	223,146,280	253,226,806

Sources: Arizona State University; AZ Dept. of Revenue; AZ Tax Research Foundation
 N/A: 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.

TAXES

Property Tax Rate	1990	2000	2003
Elem/High School	0.00	6.14	5.90
City/Fire District	2.19	1.80	2.25
Countywide	3.51	3.35	3.22
Total	\$5.70	\$11.29	\$11.37

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

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 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

Governmental Agencies

Fire Department: Staffed City/Local Fire Department

Law Enforcement: Sheriff's Office

Airports Phoenix Sky Harbor International Airport (45-min. away); Glendale Municipal Airport (7 miles SE) and Phoenix-Goodyear Airport (7 miles SW)

Medical

One local 203-bed hospital and three area hospitals within a 10-mile radius.

Hotel and Lodging Facilities

Several motels and RV parks are within a three- to five-mile radius.

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
	Daily Minimum	Daily Maximum	Precipitation (Inches)
January	69.7	67.1	0.97
February	43.1	71.8	1.11
March	47.0	76.9	1.15
April	52.5	85.2	0.28
May	61.3	94.3	0.14
June	69.7	103.1	0.08
July	77.7	105.8	0.79
August	76.6	104.3	1.07
September	69.4	99.1	0.86
October	57.2	88.5	0.73
November	45.6	75.4	0.68
December	39.3	66.8	1.22
Yearly Avg	56.6	86.5	9.10

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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