ARIZONA 55+ COMMUNITIES
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2026 EDITION

WEST VALLEY GUIDE

The Grand, Sun City West & Sun City

Arizona's three biggest Del Webb retirement communities, side by side.



Jarl Kubat, REALTOR®
22+ years helping buyers in Arizona 55+ and retirement communities

INSIDE

- ✓ Prices and dues
- ✓ Golf and rec centers
- ✓ Age rules
- ✓ Which one fits you

Serving buyers and sellers across the West Valley and East Valley

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Welcome to the West Valley

Planning a retirement move? The Grand, Sun City West and Sun City are three of the best-known 55+ communities in the country. This guide puts them side by side.

All three were built by Del Webb, and all three have golf, big rec centers and hundreds of clubs. But they feel different, and they cost different amounts. Picking the right one comes down to your budget, the age of home you want and how you like to spend your days.

I've helped buyers and sellers in these communities for more than 22 years. I live in Surprise, a short drive from all three, so I know the streets, the rec centers and the people.



Jarl Kubat, REALTOR®
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The three communities at a glance

Here's how they compare on the numbers buyers ask about most.

	The Grand	Sun City West	Sun City
Where	Surprise	Sun City West	Sun City
First homes	Mid-1990s	Late 1970s	1960
Single-family from	~$270K	~$190K	~$160K
Avg. single-family	~$468K	~$388K	~$323K
Avg. dues / mo	$160	$52	$57
Capital fee (buyer)	$5,400	$5,750	$5,500
Transfer fee	$100	$275	$500

> **Read the dues carefully.** Sun City and Sun City West have very low monthly dues, partly because buyers pay a bigger one-time fee at closing. The Grand's dues are higher, but its homes are newer.

The quick take

- **The Grand:** newest homes, four golf courses, the most resort-like feel.
- **Sun City West:** the middle ground on age and price, with low dues and lots of clubs.
- **Sun City:** the original, with the lowest prices and the most character.

Prices are from sales in the last 90 days (Arizona Regional MLS, September 2026), rounded. Fees are 2026 figures and can change. Rules can differ by neighborhood. **Call or text (480) 710-6326 to verify today's numbers for any home.**

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The Grand (formerly Sun City Grand)

The newest of the three, in Surprise. Many buyers choose The Grand for its newer homes and its four golf courses.

HOMES

Newer, single-level

Single-family homes and some attached homes, built from the mid-1990s on. Single-family homes start around $270K, and the average sold for about $468K.

COSTS

Dues and fees

About $160 a month in dues. At closing, buyers pay a capital fee of about $5,400 plus a $100 transfer fee.

Golf and amenities

Four 18-hole golf courses: Desert Springs, Cimarron, Granite Falls North and Granite Falls South. They're open to the public, with lower rates for residents. Golf is separate from your HOA dues. The community also has several large rec centers with pools, fitness, pickleball, tennis and clubs.

Good to know

- The Grand is **not** a gated community.
- About 15% of homes can be lived in by residents 45 and up with no one 55+.
- An adult 19 or older can live with a resident who is 55+.

> **Great fit if** you want a newer home, lots of golf and a resort feel, and your budget starts around $270K.

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Sun City West

Built after Sun City, starting in the late 1970s. Sun City West offers newer homes than Sun City, low dues and a huge list of clubs.

HOMES

Patio and single-family

Single-family homes start around $190K, and the average sold for about $388K. Patio homes and townhomes can cost less.

COSTS

Dues and fees

About $52 a month in dues. At closing, buyers pay a capital fee of about $5,750 plus a $275 transfer fee.

Golf and amenities

Several community golf courses, plus rec centers with pools, fitness, pickleball, bowling, arts and crafts studios and clubs for almost any hobby. Golf is paid separately from your dues.

Good to know

- Each home must have at least one resident 55 or older.
- No one under 19 may live in the home. Visits are welcome.
- An adult 19 or older can live with a resident who is 55+.
- No storage sheds are allowed on lots, so plan your garage space.

> **Great fit if** you want low monthly costs, a mid-priced home and a very active club life.

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Sun City

America's first big retirement community, opened by Del Webb in 1960. Sun City has the lowest prices of the three and plenty to do.

HOMES

Patio, duplex and single-family

Single-family homes start around $160K, and the average sold for about $323K. Patio homes, duplexes and townhomes can cost less.

COSTS

Dues and fees

About $57 a month for the rec centers. At closing, buyers pay a capital fee of about $5,500 plus a $500 transfer fee. Sun City's homeowners association also charges a small fee at sale.

Golf and amenities

Several golf courses, plus rec centers with pools, fitness, pickleball, bowling, a library and many clubs. Golf is paid separately.

Good to know

- Each home needs at least one resident 55 or older.
- No one under 19 may stay more than 90 days in a 12-month period.
- An adult 19 or older can live with a resident who is 55+.
- Many homes date to the 1960s and 1970s. A good inspection is a must.

> **Great fit if** you want the lowest price, a classic neighborhood and don't mind updating an older home.

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Age rules compared

All three are 55+ communities, but the details differ. These rules decide who can live with you now, and who can buy your home later.

Rule	The Grand	Sun City West	Sun City
One resident 55+ per home	Most homes (85%)	Yes	Yes
Homes allowed with residents 45+ only	About 15%	No	Limited
Adult child 19+ can live with you	Yes	Yes	Yes
Under 19 living in the home	Up to 90 nights a year	Not allowed	Up to 90 days a year

What this means for you

- If you're under 55 with a spouse who's 55+, you're fine in all three.
- If you're 45 to 54 with no one 55+, The Grand may be possible. Ask us first.
- Grandkids can visit in all three. Long stays have limits.

> **Before you write an offer,** we pull the current rules for that exact home. Rules can change and can differ by neighborhood.

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Golf, rec centers and clubs

All three communities are built around staying active. Here's how the amenities work.

Golf is separate from your dues

HOA and rec center dues don't pay for golf. You pay for golf only if you play, through a membership, a pass or green fees. Residents usually get lower rates.

Rec centers are part of your dues

Pools, fitness rooms, pickleball and tennis courts, studios and club rooms are community-owned. Your dues help pay for them, and you'll get a resident card to use them.

Clubs for nearly everything

Woodworking, pottery, quilting, computers, cards, music, theater, travel, softball, bocce and more. Joining a club is the fastest way to make friends.

GOLFERS

Look at how close a home is to your favorite course, and ask about resident golf rates before you buy.

NON-GOLFERS

You don't need a golf course lot. A home a few streets away can cost less and still be close to everything.

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Which one fits you?

Check the statements that sound like you.

THE GRAND

- ☐ I want a newer home.
- ☐ Golf is a big part of my life.
- ☐ I like a resort feel.
- ☐ My budget starts near $270K.

SUN CITY WEST

- ☐ I want low monthly dues.
- ☐ I want a mid-priced home.
- ☐ I'll join lots of clubs.
- ☐ A 1980s or 1990s home is fine.

SUN CITY

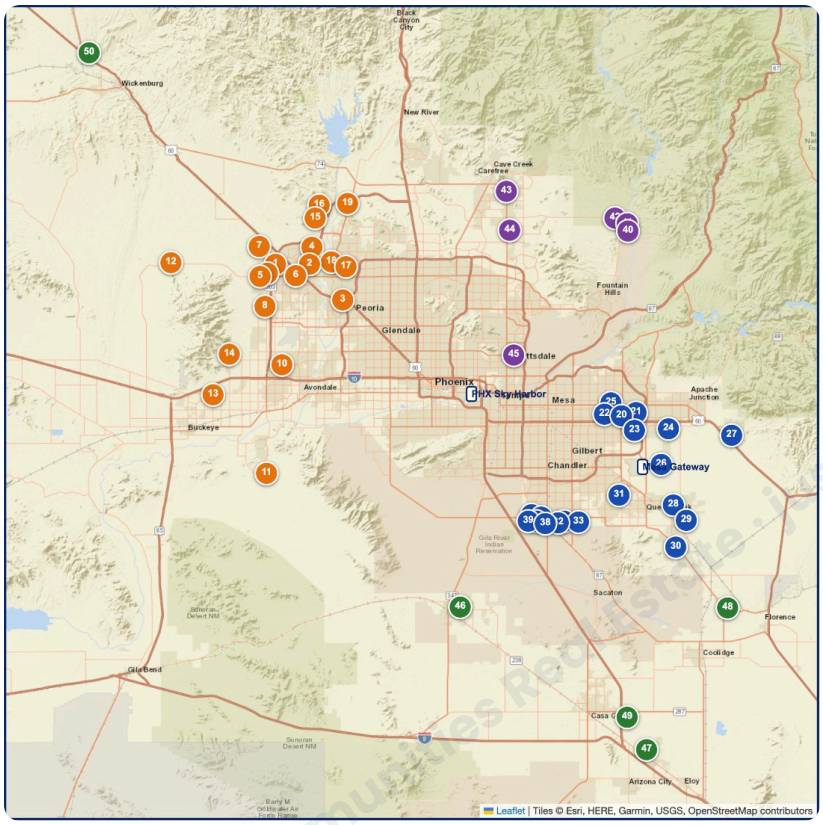
- ☐ I want the lowest price.
- ☐ I'm happy to update an older home.
- ☐ I like a classic, established neighborhood.
- ☐ I want to keep more money for travel and fun.

Still not sure? Spend one morning in each. Visit a rec center, eat lunch at a clubhouse and drive a few streets. We're happy to show you around all three in one day.

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Map: 50 Arizona 55+ communities



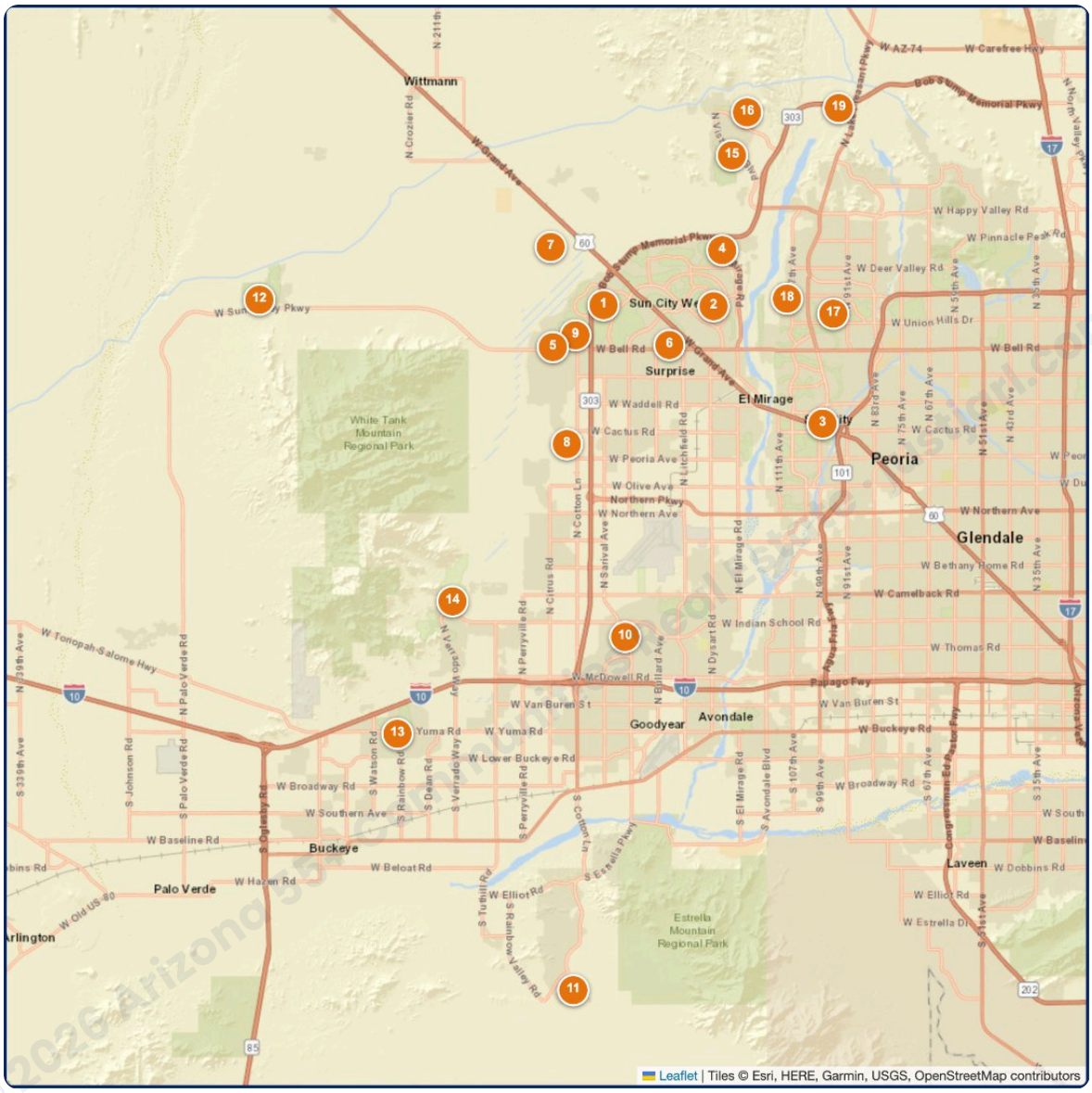
West Valley · East Valley · Scottsdale & Rio Verde · Outlying

1. **The Grand (formerly Sun City Grand)** · Surprise
2. **Sun City West** · Sun City West
3. **Sun City** · Sun City
4. **Corte Bella** · Sun City West
5. **Arizona Traditions** · Surprise
6. **Sun Village** · Surprise
7. **Heritage at Asante** · Surprise
8. **Sterling Grove** · Surprise
9. **Happy Trails Resort** · Surprise
10. **PebbleCreek** · Goodyear
11. **CantaMia** · Goodyear
12. **Sun City Festival** · Buckeye
13. **SunDance** · Buckeye
14. **Victory at Verrado** · Buckeye
15. **Trilogy at Vistancia** · Peoria
16. **Blackstone Country Club** · Peoria
17. **Westbrook Village** · Peoria
18. **Ventana Lakes** · Peoria
19. **RidgeCrest at Vistancia** · Peoria
20. **Leisure World** · Mesa
21. **Fountain of the Sun** · Mesa
22. **Sunland Village** · Mesa
23. **Sunland Village East** · Mesa
24. **Sunland Springs Village** · Mesa
25. **Dreamland Villa** · Mesa
26. **Encore at EastMark** · Mesa
27. **MountainBrook Village** · Gold Canyon
28. **Ovation at Meridian** · San Tan Valley
29. **Trilogy at Encanterra** · San Tan Valley
30. **Solera Johnson Ranch** · San Tan Valley
31. **Trilogy at Power Ranch** · Gilbert
32. **Springfield** · Chandler
33. **Solera Chandler** · Chandler
34. **SunBird** · Chandler
35. **Cottonwood (Sun Lakes)** · Sun Lakes
36. **Ironwood (Sun Lakes)** · Sun Lakes
37. **Oakwood (Sun Lakes)** · Sun Lakes
38. **Palo Verde (Sun Lakes)** · Sun Lakes
39. **Sun Lakes Country Club** · Sun Lakes
40. **Rio Verde** · Rio Verde
41. **Tonto Verde** · Rio Verde
42. **Trilogy at Verde River** · Rio Verde
43. **Terravita** · Scottsdale
44. **Scottsdale Heights** · Scottsdale
45. **Villa Monterey** · Scottsdale
46. **Province** · Maricopa
47. **Robson Ranch** · Eloy
48. **Sun City Anthem at Merrill Ranch** · Florence
49. **Mission Royale** · Casa Grande
50. **Trilogy at Wickenburg Ranch** · Wickenburg

This is the same map as on our homepage. See the next two pages for close-ups, or explore it live at justjarl.com.

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West Valley close-up

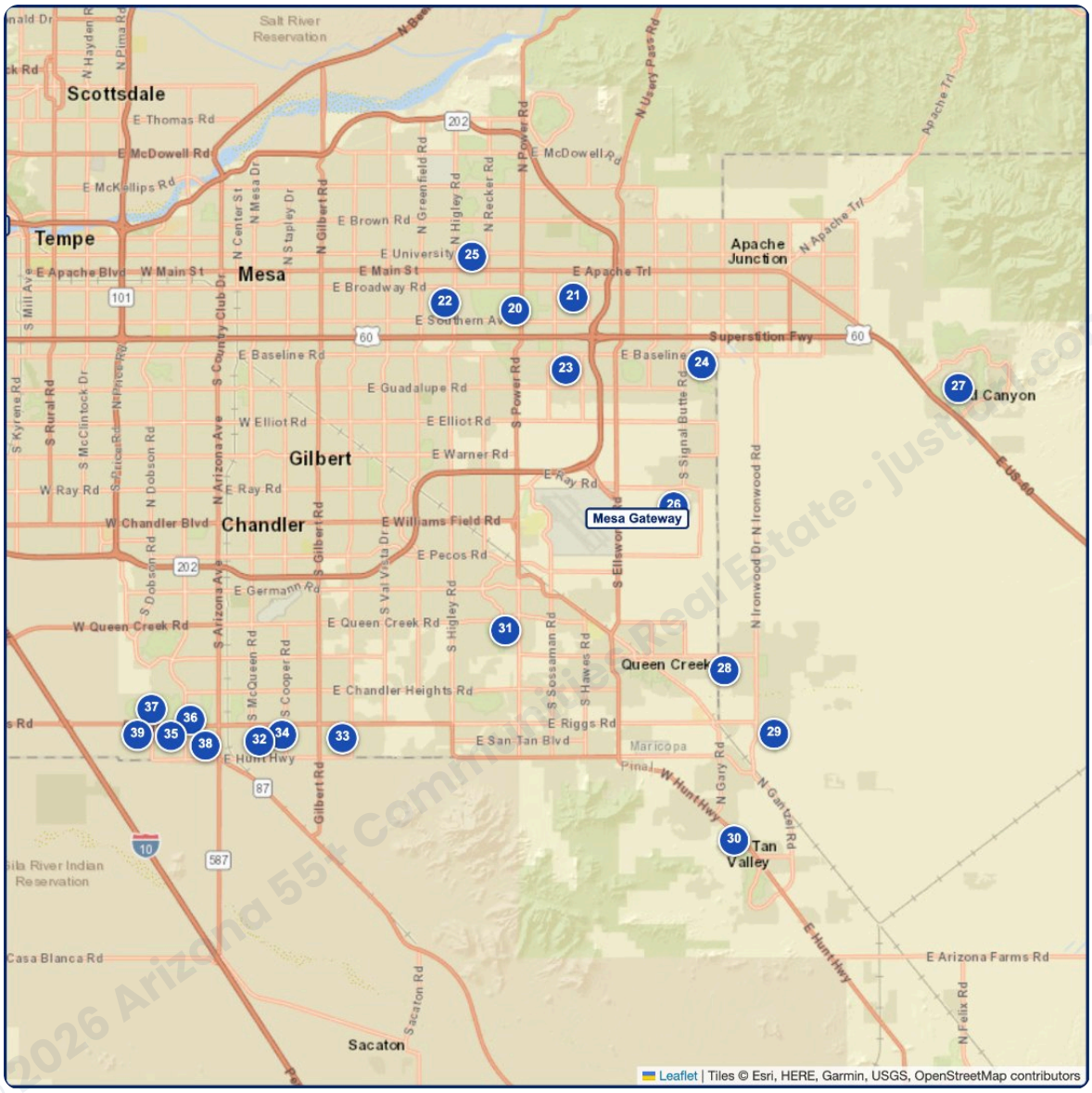


1. **The Grand (formerly Sun City Grand)** · Surprise · from ~$270K
2. **Sun City West** · Sun City West · from ~$190K
3. **Sun City** · Sun City · from ~$160K
4. **Corte Bella** · Sun City West · from ~$295K
5. **Arizona Traditions** · Surprise · from ~$300K
6. **Sun Village** · Surprise · from ~$250K
7. **Heritage at Asante** · Surprise · from ~$320K
8. **Sterling Grove** · Surprise · from ~$635K
9. **Happy Trails Resort** · Surprise · from ~$140K
10. **PebbleCreek** · Goodyear · from ~$330K
11. **CantaMia** · Goodyear · from ~$290K
12. **Sun City Festival** · Buckeye · from ~$290K
13. **SunDance** · Buckeye · from ~$220K
14. **Victory at Verrado** · Buckeye · from ~$345K
15. **Trilogy at Vistancia** · Peoria · from ~$405K
16. **Blackstone Country Club** · Peoria · from ~$450K
17. **Westbrook Village** · Peoria · from ~$300K
18. **Ventana Lakes** · Peoria · from ~$325K
19. **RidgeCrest at Vistancia** · Peoria · from ~$580K

"From" = lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026). Call or text (480) 710-6326 for today's prices.

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East Valley close-up



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20 **Leisure World** · Mesa · from ~$215K
21 **Fountain of the Sun** · Mesa · from ~$225K
22 **Sunland Village** · Mesa · from ~$295K
23 **Sunland Village East** · Mesa · from ~$320K
24 **Sunland Springs Village** · Mesa · from ~$365K
25 **Dreamland Villa** · Mesa · from ~$220K
26 **Encore at EastMark** · Mesa · from ~$420K
27 **MountainBrook Village** · Gold Canyon · from ~$310K
28 **Ovation at Meridian** · San Tan Valley · from ~$420K
29 **Trilogy at Encanterra** · San Tan Valley · from ~$360K
30 **Solera Johnson Ranch** · San Tan Valley · from ~$320K
31 **Trilogy at Power Ranch** · Gilbert · from ~$350K
32 **Springfield** · Chandler · from ~$310K
33 **Solera Chandler** · Chandler · from ~$315K
34 **SunBird** · Chandler · from ~$205K
35 **Cottonwood (Sun Lakes)** · Sun Lakes · from ~$285K
36 **Ironwood (Sun Lakes)** · Sun Lakes · from ~$355K
37 **Oakwood (Sun Lakes)** · Sun Lakes · from ~$340K
38 **Palo Verde (Sun Lakes)** · Sun Lakes · from ~$320K
39 **Sun Lakes Country Club** · Sun Lakes · from ~$235K

"From" = lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026). Call or text (480) 710-6326 for today's prices.

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55+ golf communities and their courses

These Arizona 55+ communities have golf inside or right next to the community. The # matches the map. **HOA dues don't pay for golf**; golfers pay green fees, passes or club dues.

Map #	Community	Golf	How you play
1	**The Grand (formerly Sun City Grand)**	4 courses, 72 holes: Desert Springs, Cimarron, Granite Falls North and South	Open to the public; lower resident rates
2	**Sun City West**	9 courses: 7 resident-owned (4 regulation, 3 executive), plus a public course and a private club	Resident golf is paid separately
3	**Sun City**	11 courses: 8 resident-owned, plus 3 private clubs	Resident annual pass available
4	**Corte Bella**	18 holes, par 72	Privately owned club
5	**Arizona Traditions**	18 holes, par 70 (Arizona Traditions Golf Club)	Open to the public
9	**Happy Trails Resort**	18 holes, par 72 (Great Eagle Golf Club)	Open to the public
10	**PebbleCreek**	About 54 holes: Eagle's Nest and Tuscany Falls	Resident golf
12	**Sun City Festival**	27 holes (Copper Canyon Golf Club)	
14	**Victory at Verrado**	2 par-72 Tom Lehman courses (Victory and Founders)	Public tee times and passes
15	**Trilogy at Vistancia**	18 holes (Gary Panks design)	Public; resident discounts
17	**Westbrook Village**	2 courses: Lakes and Vistas	
20	**Leisure World**	2 courses: Coyote Run (par 73) and Heron Lakes (executive, par 62)	Private; added fee
21	**Fountain of the Sun**	18-hole executive, par 63	Semi-private; memberships and passes
22	**Sunland Village**	18-hole executive, par 62	
23	**Sunland Village East**	18-hole executive, par 62	Public
24	**Sunland Springs Village**	27-hole executive (three nines)	
39	**Sun Lakes Country Club**	18-hole executive, par 60	Residents and guests
35	**Cottonwood (Sun Lakes)**	18 holes, par 72	
38	**Palo Verde (Sun Lakes)**	18-hole executive, par 62	
36	**Ironwood (Sun Lakes)**	18 holes, par 67	IronOaks club (shared with Oakwood)
37	**Oakwood (Sun Lakes)**	27 holes (three par-36 nines)	IronOaks club (shared with Ironwood)
49	**Mission Royale**	18 holes, par 72 (Greg Nash design)	Club membership or fees

Several other communities, like Robson Ranch, Tonto Verde and Trilogy at Wickenburg Ranch, also have golf. Ask us for details. Courses, fees and access rules change, so confirm before you buy.

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55+ pickleball communities

Pickleball is one of the most-asked-about amenities in Arizona 55+ communities. Courts are community amenities, paid for by your HOA or rec center dues, and most communities also have a resident club that runs leagues and open play. The # matches the map.

Map #	Community	Courts	Good to know
10	**PebbleCreek**	36 (24 lighted)	Championship court; 7 more in development for 43 total
2	**Sun City West**	24+	
1	**The Grand (formerly Sun City Grand)**	20	
3	**Sun City**	20+	20 at one rec center, 8 covered
35–39	**Sun Lakes (5 communities)**	About 23 combined	
20	**Leisure World**	16 lighted	Residents and guests; club about $100 a year
9	**Happy Trails Resort**	14 lighted	Hosts the "Wild West" Pickleball Classic
7	**Heritage at Asante**	12 lighted	
24	**Sunland Springs Village**	12	
23	**Sunland Village East**	9	6 dedicated + 3 multi-use
4	**Corte Bella**	8 lighted	Club with 300+ members
22	**Sunland Village**	8	
21	**Fountain of the Sun**	6	6 more approved in 2026
49	**Mission Royale**	Lighted courts	Club membership required
5	**Arizona Traditions**	Yes	At the community center

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How to pick a community for pickleball

- **Count courts per resident,** not just courts. A big community with 20 courts can feel as busy as a small one with 8.
- **Ask about open play and leagues.** Some clubs are social; others run competitive ladders.
- **Check shade and lights** for summer mornings and cool evenings.

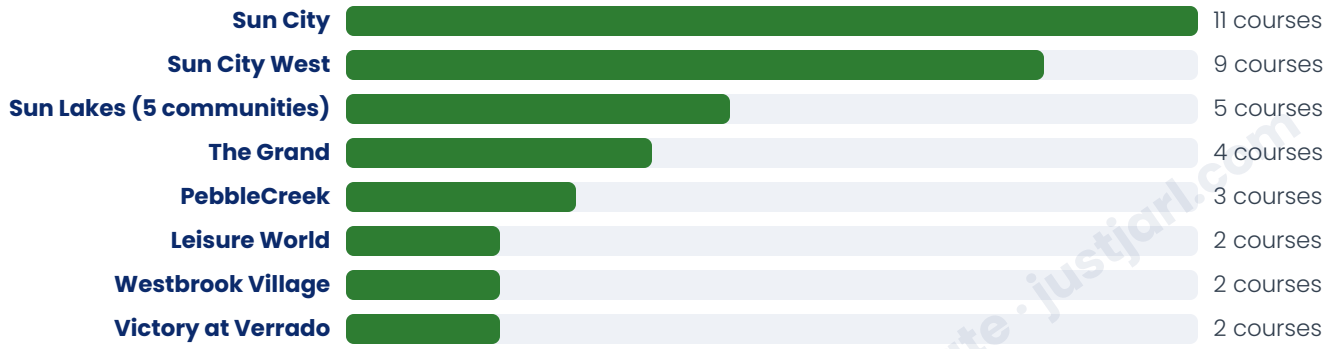
Court counts change as communities add and resurface courts. Confirm current courts and club rules before you buy, or call or text (480) 710-6326.

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Golf and pickleball at a glance

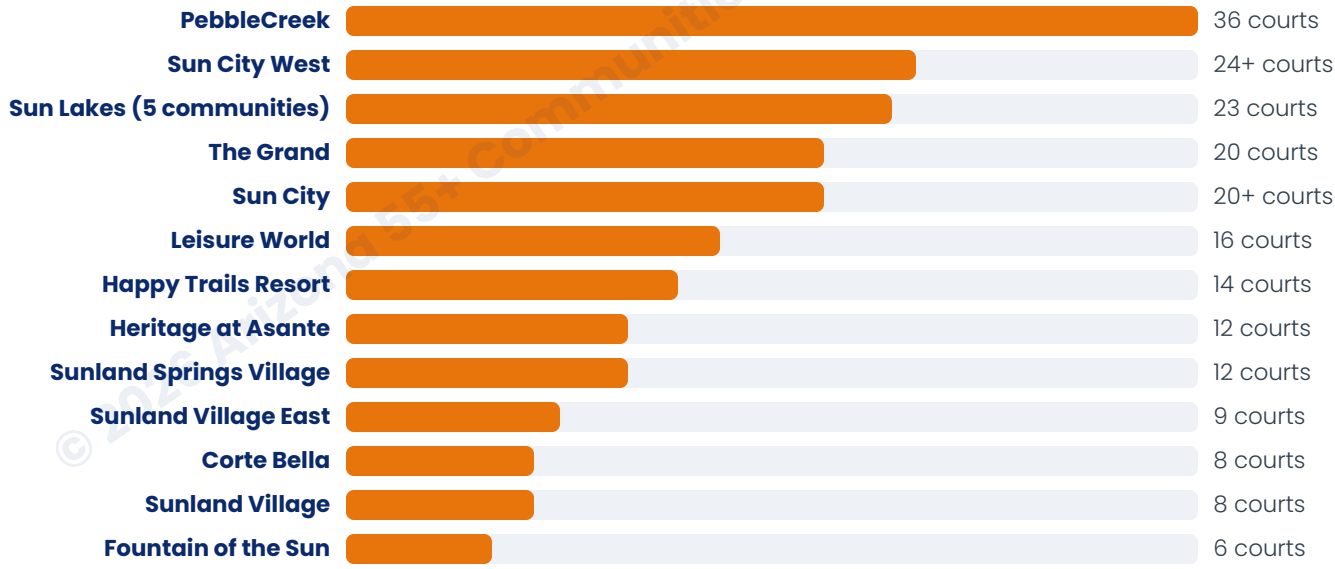
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

Golf courses by community



Many more communities have one 18- or 27-hole course, like Arizona Traditions, Corte Bella, Sun City Festival, Trilogy at Vistancia, Happy Trails, Mission Royale and the three Sunland communities.

Pickleball courts by community



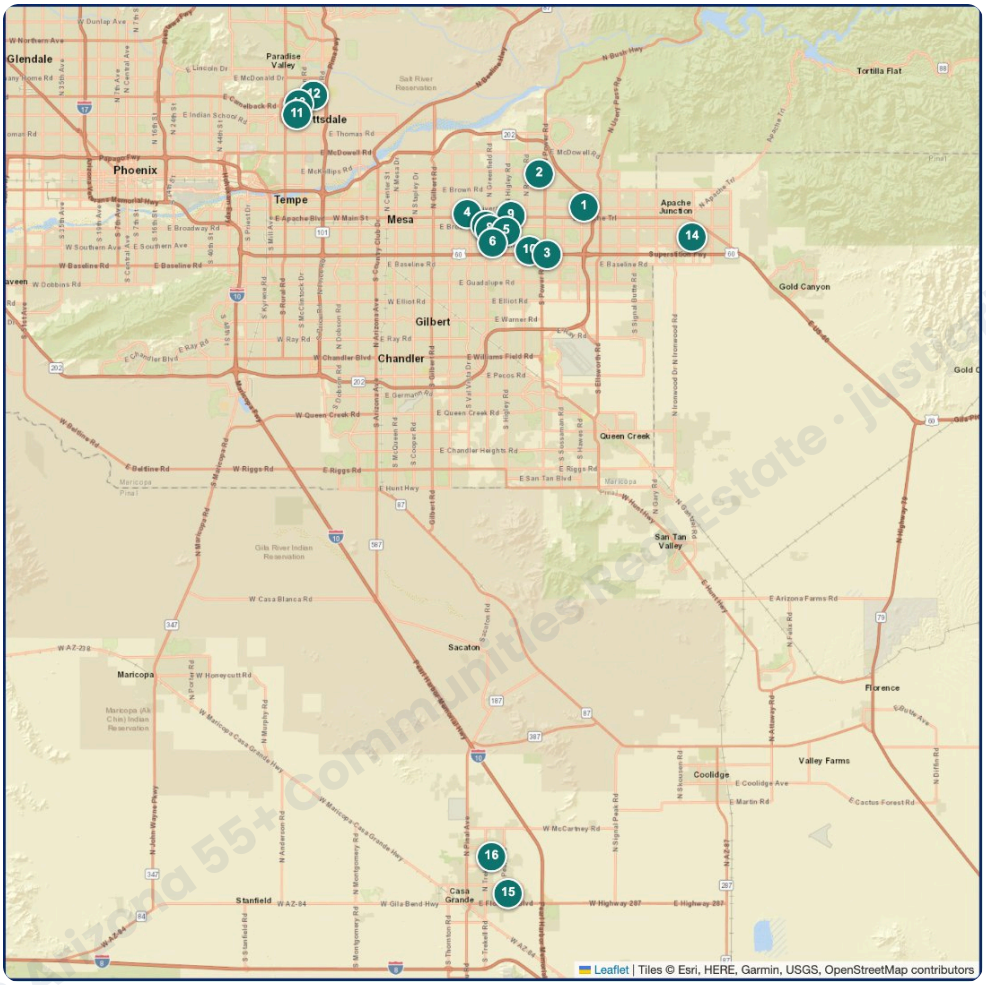
Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

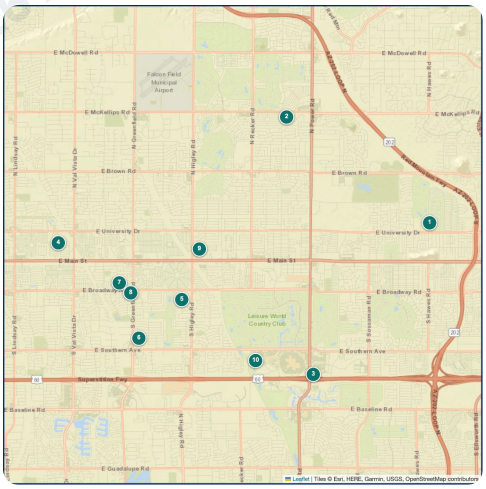
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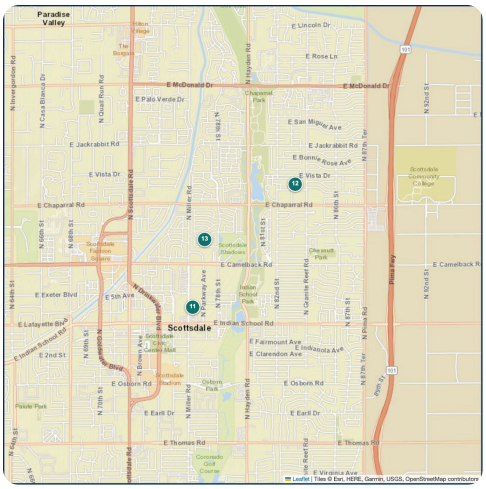
Patio home and townhome communities

Want less yard work and a lower price? These smaller 55+ communities are made up of patio homes, townhomes, villas or condos. The numbers match the list on the next page.





Mesa close-up (1–10)



Scottsdale close-up (11–13)

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Patio home and townhome communities: the list

1 Barclay Village · Mesa
A small, gated 55+ community of about 65 single-level patio homes built from 2003 to 2009. It has a pool and tennis, and the HOA handles a lot of the outside upkeep.

2 Red Mountain Villas · Mesa
About 70 patio homes in northeast Mesa, built between 1985 and 2000. It's pet-friendly, with a fenced dog run, and there's no capital-improvement fee at closing.

3 HearthStone Villas · Mesa
Just 60 townhome-style garden villas behind a gate, built by True North Homes from 1997 to 1999. Quiet, secure and close-knit.

4 Las Alegres · Mesa
A gated community of 84 attached townhomes built from 1980 to 1986, in a calm, well-landscaped setting.

5 Camino del Rey · Mesa
About 120 townhomes built by Parklinks Homes between 1984 and 1999. It's pet-friendly, and the HOA fee includes front-yard care.

6 Greenfield Glen · Mesa
About 208 townhomes built from 1985 to 1994, with more amenities than you'd expect: courts for pickleball, racquetball and handball, plus a full clubhouse.

7 Verde Groves · Mesa
About 210 single-level patio homes behind a gate, built by Hughes Development from about 1999 to 2004, around a 10,000-square-foot clubhouse with a pool, lap pool and fitness room.

8 Desert Sun Condos · Mesa
A gated community of 191 owned condominiums with a lot of amenities for a small, budget-friendly HOA fee.

9 Casa de Paz · Mesa
More than 80 patio homes and garden condos built by Farnsworth Homes from 1980 to 1984. The HOA handles the outside, and the fee includes water, sewer and garbage.

10 Parklinks · Mesa
A gated community of more than 85 patio homes and Gemini twin homes, built from 1993 to 1998. The association handles all exterior upkeep, and there's a pool and an activity calendar.

11 Golden Keys · Scottsdale
About 184 midcentury-modern attached homes built from 1964 to 1968, minutes from Old Town Scottsdale.

12 Heritage Village IV · Scottsdale
About 162 single-level attached homes built from 1985 to 1994, behind a gate. Some are updated and some are more original.

13 Villa Monterey · Scottsdale
One of Scottsdale's original 55+ communities: classic 2- and 3-bedroom patio homes built starting in 1961, northeast of Old Town. It's several separate associations, so rules vary by phase.

14 Lantana Villas · Apache Junction
A small, gated community of side-by-side villa-style townhomes near the Superstition Mountains, with low yearly dues.

15 Ironwood Village · Casa Grande
A small, gated community of single-level townhomes on owned land. The HOA takes care of the exterior. (Not the same as Ironwood in Sun Lakes.)

16 Pueblo Townhomes · Casa Grande
A small community of townhomes and Gemini twin homes. The association handles the outside, so you can lock the door and travel.

Inside the bigger communities, too: Many of the bigger communities also have patio homes, townhomes or condos alongside their single-family homes: Sun City, Sun City West, The Grand (La Solana condos), PebbleCreek, Ventana Lakes, Westbrook Village, Leisure World, Robson Ranch, the three Sunland communities and Cottonwood and Oakwood in Sun Lakes.

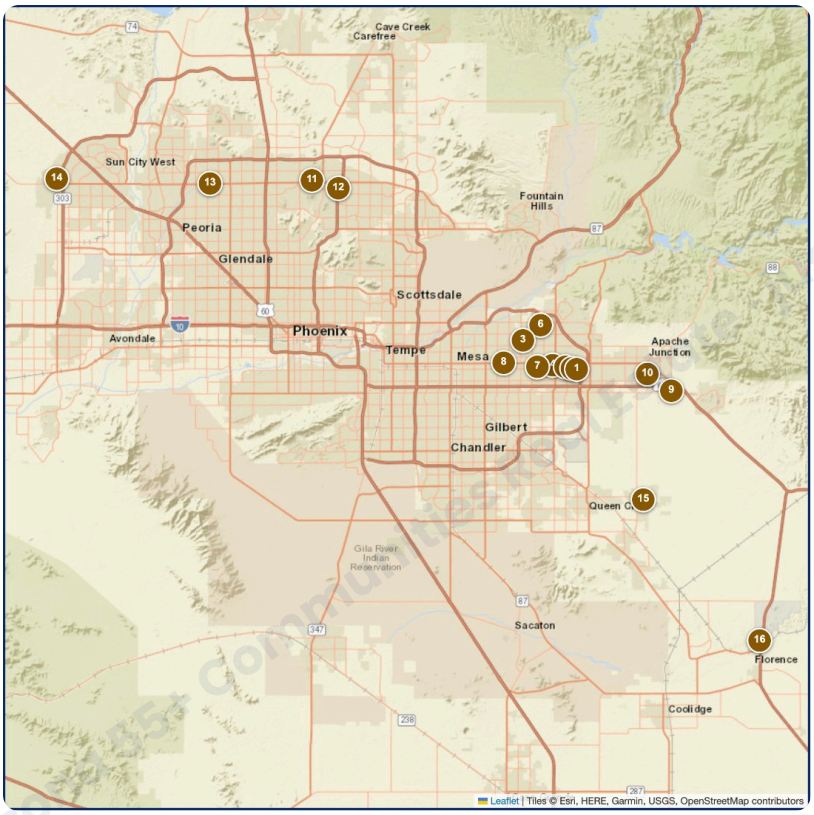
Some map dots for the smallest communities are approximate. Fees, pet rules and what the HOA covers vary by community, sometimes by building, so we confirm them for every home.

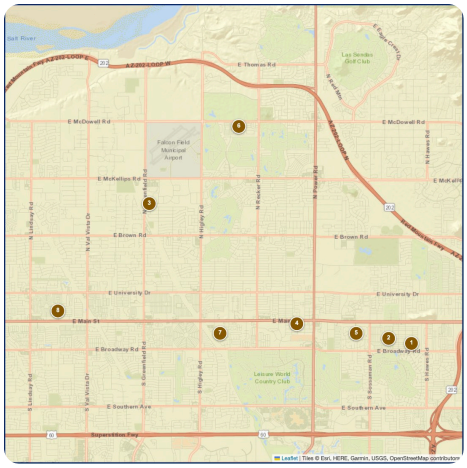
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Manufactured home communities on owned land

For many buyers, a manufactured or park-model home is the most affordable way to own a retirement home in a 55+ community. Every community here is on **land you own**, so there's no lot rent. We don't sell homes on leased land.





Mesa close-up (1–8)

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Manufactured home communities: the list

1. **Arizona Skies** · Mesa
A 55+ manufactured-home community where each lot is deeded to the home, so there's no lot rent. An affordable way to own a single-level home in the East Valley.

2. **Carriage Manor** · Mesa
A guard-gated, resident-owned community of park-model homes with more than 900 lots and one of the biggest amenity lineups of any park-model resort.

3. **Greenfield Village** · Mesa
A guard-gated, resort-style park-model community on deeded lots, with bowling, tennis and pickleball courts and many hobby shops.

4. **Desert Dawn Estates** · Mesa
A small, easygoing community of manufactured homes, including double-wides, on owned lots. Few amenities; the draw is a low-cost home on land you own.

5. **Mesa East** · Mesa
An established community of about 613 owned lots, run by a property owners association, with an active social calendar.

6. **The Wells** · Mesa
A gated manufactured-home community on deeded lots, with heated pools, tennis and a friendly, active feel.

7. **Velda Rose Garden Countryside** · Mesa
A quiet, established community of manufactured homes, including double-wides, on owned lots, with a community pool.

8. **Village Grove** · Mesa
A small, simple community of manufactured homes on owned lots in a convenient Mesa location.

9. **Golden Vista** · Apache Junction
A guard-gated resort with about 1,075 deeded lots of manufactured homes and park models, beneath the Superstition Mountains, welcoming residents since the 1980s.

10. **Roadhaven Resort** · Apache Junction
A guard-gated park-model resort with about 1,000 homes on owned lots, its own golf course, two heated pools and more than 30 clubs.

11. **Bell Casas** · Phoenix
A modest community of manufactured homes, including double-wides, on owned lots.

12. **Palm Lakes Village** · Phoenix
About 363 privately owned lots on roughly 80 acres, with a mix of manufactured and modular homes. Pet-friendly.

13. **Casa Campana** · Glendale
A low-key community of manufactured homes on owned lots in a convenient West Valley location.

14. **Happy Trails Resort** · Surprise
A guard-gated resort around the 18-hole Great Eagle golf course, with park models and manufactured homes on owned lots, 4 pools and 14 lighted pickleball courts.

15. **Links Estates** · San Tan Valley
A gated community of newer manufactured homes on owned land, quiet and easy to live in.

16. **Florence Gardens** · Florence
An established 179-home community of manufactured and park-model homes on owned lots, first started in 1971.

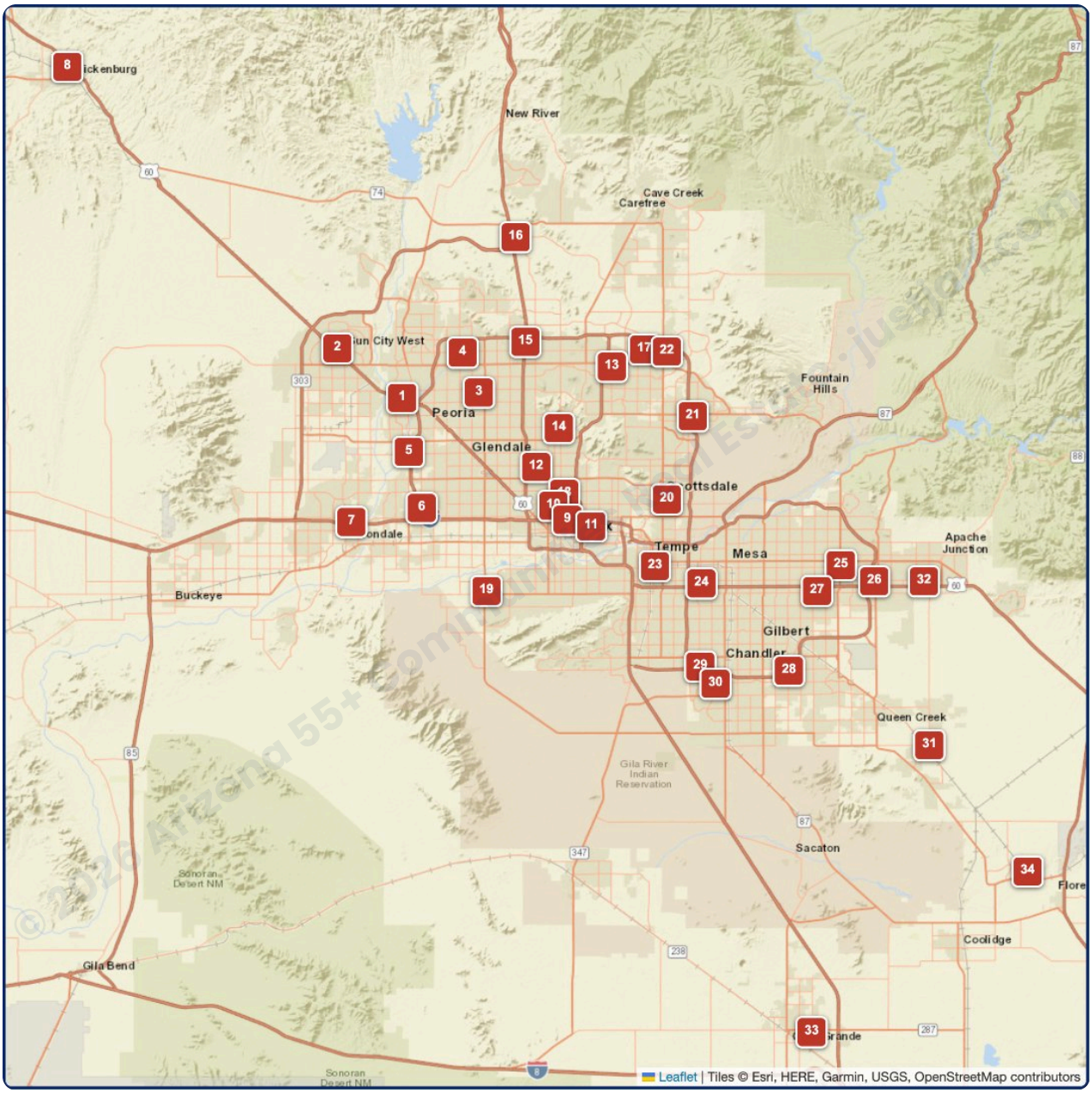
SunBird (Chandler) and Sun Lakes Country Club also have some manufactured homes alongside site-built homes. Some map dots are approximate. Before any offer, we confirm the land is owned and check the home's age and condition.

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Hospitals in the Valley

Being close to good health care matters. Here are the major full-service hospitals within about 50 miles of Phoenix, from Wickenburg to Casa Grande. The numbers match the list on the next page.



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Hospitals in the Valley: the list

WEST VALLEY & WICKENBURG

1. **Banner Boswell Medical Center** · Sun City
2. **Banner Del E. Webb Medical Center** · Sun City West
3. **Banner Thunderbird Medical Center** · Glendale
4. **Abrazo Arrowhead Campus** · Glendale
5. **Dignity Health St. Joseph's Westgate Medical Center** · Glendale
6. **Banner Estrella Medical Center** · Phoenix (west)
7. **Abrazo West Campus** · Goodyear
8. **Wickenburg Community Hospital** · Wickenburg

PHOENIX & SCOTTSDALE

9. **Banner – University Medical Center Phoenix** · Phoenix
10. **Dignity Health St. Joseph's Hospital and Medical Center** · Phoenix
11. **Valleywise Health Medical Center** · Phoenix
12. **Abrazo Central Campus** · Phoenix
13. **Abrazo Scottsdale Campus** · Phoenix (Bell Rd)
14. **HonorHealth John C. Lincoln Medical Center** · Phoenix
15. **HonorHealth Deer Valley Medical Center** · Phoenix
16. **HonorHealth Sonoran Crossing Medical Center** · Phoenix (north)
17. **Mayo Clinic Hospital** · Phoenix (north)
18. **Phoenix VA Medical Center (Carl T. Hayden)** · Phoenix
19. **Dignity Health Arizona General Hospital** · Laveen
20. **HonorHealth Scottsdale Osborn Medical Center** · Scottsdale
21. **HonorHealth Scottsdale Shea Medical Center** · Scottsdale
22. **HonorHealth Scottsdale Thompson Peak Medical Center** · Scottsdale

EAST VALLEY

23. **HonorHealth Tempe Medical Center** · Tempe
24. **Banner Desert Medical Center** · Mesa
25. **Banner Baywood Medical Center** · Mesa
26. **HonorHealth Four Peaks Medical Center** · Mesa
27. **Banner Gateway Medical Center** · Gilbert
28. **Dignity Health Mercy Gilbert Medical Center** · Gilbert
29. **Dignity Health Chandler Regional Medical Center** · Chandler
30. **Banner Ocotillo Medical Center** · Chandler
31. **Banner Ironwood Medical Center** · San Tan Valley
32. **Banner Goldfield Medical Center** · Apache Junction

SOUTH OF THE VALLEY

33. **Banner Casa Grande Medical Center** · Casa Grande
34. **HonorHealth Florence Medical Center** · Florence

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> **Our tip:** When you tour a community, drive to the nearest hospital and time it. Many 55+ communities in the West Valley and East Valley have a major hospital within a few miles.

Main hospitals only; not a complete list of clinics, urgent care, specialty or emergency-only centers. Names and services change, so check before you rely on one. In an emergency, call 911.

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Meet Jarl Kubat



I'm Jarl Kubat, founder of Arizona 55+ Communities Real Estate with West USA Realty.

For more than 22 years, I've helped buyers and sellers in Arizona 55+ and retirement communities across the West Valley and East Valley, from Sun City, Sun City West and The Grand to Sun Lakes and Mesa.

I live in Arizona Traditions in Surprise, a 55+ golf community, so I know these communities as a neighbor, not just an agent. I've walked the fairways, sat through the HOA meetings and toured the rec centers with buyers year after year.

Many of my clients move here from out of state. Others are long-time residents ready to right-size or move closer to family. Either way, my job is the same: give you straight answers on prices, fees and age rules, and help you find the home that fits how you want to live.

22+ YEARS

Helping buyers and sellers in Arizona 55+ and retirement communities.

4.9 ★ GOOGLE

Rated 4.9 stars by clients on Google.

BOTH VALLEYS

West Valley and East Valley, plus communities beyond the Valley.

BUYERS & SELLERS

From your first tour to closing, in person or from out of state.

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Call or text me any time: (480) 710-6326

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West Valley community directory

Every West Valley community on our map, with city, years built and size. Home counts are approximate.

1 The Grand (formerly Sun City Grand)
Surprise · Built 1997–2004 · About 9,800 homes
Del Webb community with four golf courses, big rec centers and 20 pickleball courts. Not gated.

2 Sun City West
Sun City West · Built 1979–2006 · About 17,000 homes
Del Webb's second Sun City, with resident-owned golf courses, large rec centers and hundreds of clubs.

3 Sun City
Sun City · Built 1961–1978 · About 27,000 homes
America's first Del Webb active adult community (1960), with resident-owned golf and seven rec centers.

4 Corte Bella
Sun City West · Built 2003–2007 · About 1,650 homes
Smaller Del Webb golf community with its own 18-hole course and country club.

5 Arizona Traditions
Surprise · Built 1997–2007 · About 1,768 homes
Guard-gated golf community with a public 18-hole course. Founder Jarl Kubat lives here.

6 Sun Village
Surprise · Built 1987–1995 · About 1,382 homes
Small, lower-cost community within walking distance of Surprise Stadium.

7 Heritage at Asante
Surprise · Built 2020–2026 · About 1,500 homes
Newer Lennar community with 12 lighted pickleball courts and a modern clubhouse.

8 Sterling Grove
Surprise · Built 2020–2026 · About 90 in the 55+ section
Newer golf community; the 55+ section sits inside a larger all-ages neighborhood.

9 Happy Trails Resort
Surprise · Built 1985–2014
Park models and manufactured homes on lots you own, plus Great Eagle golf and 14 pickleball courts.

10 PebbleCreek
Goodyear · Built 1994–2026 · About 6,100 homes
Robson's guard-gated community with about 54 holes of golf and 36 pickleball courts.

11 CantaMia
Goodyear · Built 2011–2026 · About 1,700 homes
Newer Goodyear community near the Estrella Mountains with a resort-style clubhouse.

12 Sun City Festival
Buckeye · Built 2006–2026 · About 7,200 homes
Del Webb's newest Sun City, still building, with the 27-hole Copper Canyon golf club.

13 SunDance
Buckeye · Built 2003–2018 · About 1,100 homes
Smaller Buckeye community next to a public golf course, with lower prices.

14 Victory at Verrado
Buckeye · Built 2016–2026 · About 3,500 planned
The 55+ section of Verrado: two golf courses and a hilltop clubhouse. Still building.

15 Trilogy at Vistancia
Peoria · Built 2004–2021 · About 3,300 planned
Shea's resort-style community with an 18-hole golf course open to the public.

16 Blackstone Country Club
Peoria · Built 2007–2021 · About 650 lots planned
Guard-gated private golf club community in Vistancia; not every home is age-restricted.

17 Westbrook Village
Peoria · Built 1985–1997 · About 3,900 homes
Established Peoria community with two golf courses, Lakes and Vistas.

18 Ventana Lakes
Peoria · Built 1989–2004 · About 1,701 homes
Peoria community built around lakes, with water views and a clubhouse.

19 RidgeCrest at Vistancia
Peoria · Built 2025–2026 · About 414 planned
Brand-new 55+ neighborhood in Vistancia that opened in 2025.

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West Valley cities

Surprise

West Valley · pop. about 173,000 · est. 1960

One of Arizona's fastest-growing cities and home to The Grand, Arizona Traditions and other 55+ communities.

Don't miss: Surprise Stadium (Royals and Rangers), Surprise Recreation Campus, nearby White Tank Mountains

Hospitals: Abrazo Surprise; Banner Del E. Webb and Banner Boswell nearby

Sun City

West Valley · pop. about 40,000 · opened 1960

Del Webb's original active adult community: rec centers, resident-owned golf and the Sun Bowl, all close by.

Don't miss: Seven rec centers, Sun Bowl Amphitheatre shows, lawn bowling, Del Webb Sun Cities Museum

Hospitals: Banner Boswell Medical Center (in Sun City)

Sun City West

West Valley · pop. about 26,000 · opened 1978

Del Webb's second Sun City, just west of Sun City, with big rec centers and resident-owned golf.

Don't miss: R.H. Johnson Recreation Center, community golf courses, clubs and pickleball

Hospitals: Banner Del E. Webb Medical Center (in Sun City West)

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West Valley cities (continued)

Peoria

West Valley · pop. about 206,000 · est. 1954

Large West Valley city with lake recreation, a busy spring training complex and Westbrook Village and Ventana Lakes.

Don't miss: Peoria Sports Complex (Padres and Mariners), Lake Pleasant, P83 dining district
Hospitals: Banner Thunderbird and Abrazo Arrowhead (Glendale); Banner Boswell (Sun City)

Goodyear

West Valley · pop. about 123,000 · est. 1946

Growing city west of Phoenix, home to PebbleCreek and CantaMia, near the Estrella Mountains.

Don't miss: Goodyear Ballpark (Guardians and Reds), Estrella Mountain Regional Park, Phoenix Raceway nearby
Hospitals: Abrazo West Campus (in Goodyear); Banner Estrella nearby

Buckeye

West Valley · pop. about 119,000 · est. 1929

Fast-growing city on the far west side, home to Sun City Festival, Victory at Verrado and SunDance.

Don't miss: Skyline Regional Park, Buckeye Hills Regional Park, Verrado's Main Street
Hospitals: Closest: Abrazo West Campus (Goodyear) and Banner Estrella (west Phoenix)

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West Valley events and spring training

JANUARY

Fiesta Bowl (college football) · State Farm Stadium, Glendale
Litchfield Park Gathering (Native American arts festival) · Historic Litchfield Park (Wigwam Blvd.)

FEBRUARY

Glendale Chocolate Affaire · Glendale Civic Center
Buckeye Air Fair · Buckeye Municipal Airport, Buckeye

MARCH

Cactus League Spring Training · Ten ballparks; West Valley parks in Surprise
Glendale Folk & Heritage Festival · Sahuaro Ranch Historic Park, Glendale
NASCAR at Phoenix Raceway · Phoenix Raceway, Avondale
Luke Days Air Show · Luke Air Force Base, Glendale area

JULY

Peoria All-American Festival · Peoria Sports Complex, Peoria

OCTOBER

Peoria Halloween Monster Bash · Peoria Sports Complex, Peoria

DECEMBER

Glendale Glitters · Downtown Glendale
Surprise Party · Surprise Community Park, Surprise

Big Phoenix-area events like Barrett-Jackson (January) and the WM Phoenix Open (February) are about 45 minutes away. Dates shift each year, so check before you go.

Spring training ballparks

Ballpark	Teams	Address	Nearby 55+ communities
Surprise Stadium	Kansas City Royals, Texas Rangers	15850 N. Bullard Ave., Surprise, AZ 85374	Sun Village (walking distance), The Grand, Arizona Traditions, Heritage at Asante
Peoria Sports Complex	San Diego Padres, Seattle Mariners	16101 N. 83rd Ave., Peoria, AZ 85382	Westbrook Village, Ventana Lakes, Sun City
Goodyear Ballpark	Cleveland Guardians, Cincinnati Reds	1933 S. Ballpark Way, Goodyear, AZ 85338	PebbleCreek, CantaMia, Victory at Verrado
Camelback Ranch	Los Angeles Dodgers, Chicago White Sox	10710 W. Camelback Rd., Phoenix, AZ 85037	PebbleCreek, Sun City
American Family Fields of Phoenix	Milwaukee Brewers	3600 N. 51st Ave., Phoenix, AZ 85031	Easy drive from most West Valley communities

Spring training runs late February to late March; the 2027 season opens February 19.

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How we help

Arizona 55+ Communities Real Estate helps buyers and sellers in 55+ and retirement communities across the West Valley and East Valley.

Founder Jarl Kubat has spent 22+ years in The Grand, Sun City West and Sun City, and he lives in a 55+ community in Surprise himself. Our team will:

- Tour all three communities with you, in person or by video
- Pull the dues, one-time fees and age rules for each home
- Price your offer using real recent sales
- Help you spot costly repairs in older homes
- Help you sell your current home, too



Let's find your West Valley home

Call or text any time. We'll send you today's homes for sale in the communities you like.

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