



The Summit at Copper Square

Flagship Ground Level Retail

310 South 4th Street
Phoenix, Arizona 85004

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Property Description

The Summit at Copper Square combines the convenience and excitement of living in downtown Phoenix, with the comfort and luxury of contemporary high-rise living. As one of the tallest residences in metro Phoenix, this development boasts 23 stories of urban loft-style residences with great views. Building amenities at Summit include a heated pool and spa, fire pit, media room, sauna, fitness center, and rooftop party room.

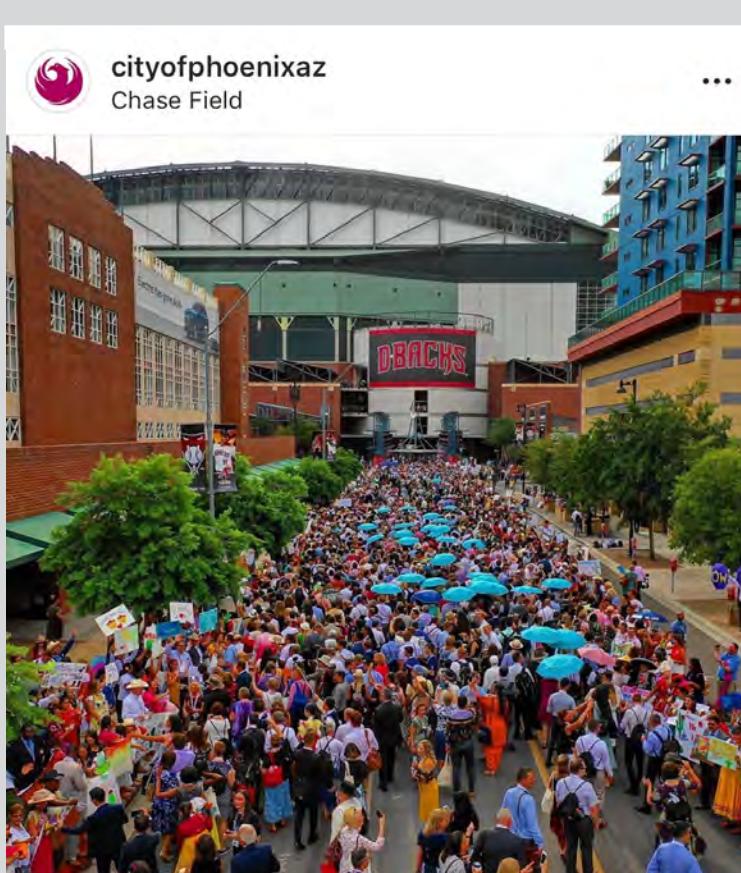
Highlights

Building Size: 1,726 SF

Cross Streets: SEC of 4th Street and Jackson

- 50 feet from Chase Field
- 250 feet from PHX SUNS Arena
- Significant daytime employment
- Year round professional sports games & concert venues within 50 feet
- High Ceilings
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- Patio Space
- Walking distance to ASU and U of A downtown campuses
- 1 block from a light rail stop
- Main and Main Trophy Location
- Street level Retail below 23 stories of 165 urban residential units
- Interstate 10: +/- 4 Minutes
- Interstate 17: +/- 7 Minutes
- Sky Harbor Airport: +/- 10 minutes





Property Location

As one of the tallest residential development in metro Phoenix, The Summit at Copper Square boasts 165 condominium units in 23 stories of urban loft-style residences complete with unparalleled amenities and the best views of downtown the Valley has to offer.

Located at 4th Street and Jackson in downtown Phoenix, The Summit at Copper Square combines the convenience of excitement of living downtown with the comfort of luxury of contemporary high-rise living. If you enjoy the finer things in life and crave the excitement of a vibrant metropolitan locale, The Summit at Copper Square beckons you. Not only is it located in the heart of Phoenix's business district, it's also just a short walk or rickshaw ride away from some of the greatest activities and entertainment the Valley has to offer. Enjoy a baseball game at Chase Field or a basketball game at Talking Stick ResortArena.

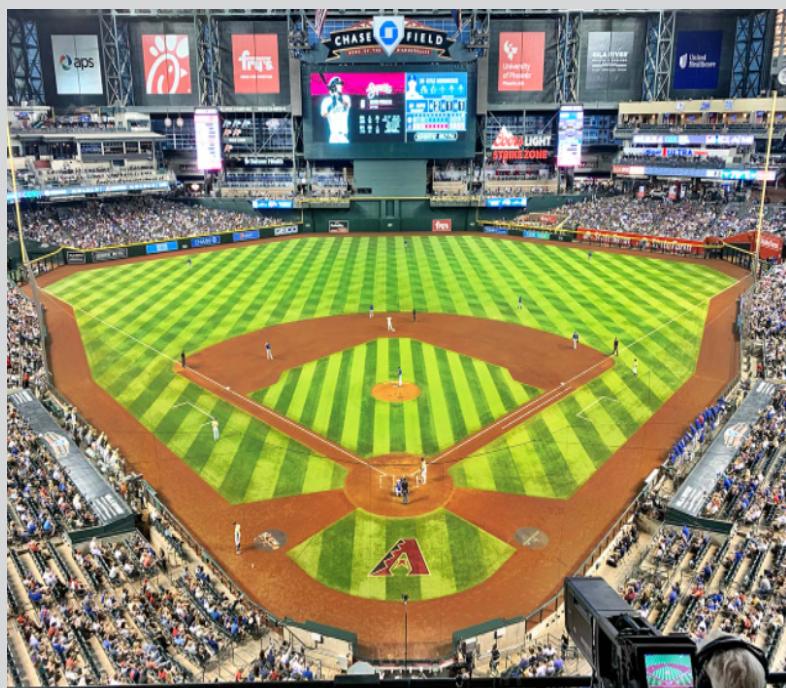
Relax to the music of the Phoenix Symphony at Symphony Hall or rock out to your favorite band at Comerica Theatre. If you're a fan of fine dining then you'll love the convenience of Copper Square, where the surrounding streets are laced with world-class restaurants and quaint local eateries. After dinner you can catch a play at the Herberger Theatre or check out the latest movie at the Arizona Center. If art is your passion, you'll feel right at home on Jackson Street, where many of the local artists have open-door studios and galleries awaiting. All of these conveniences are located with a short-walk. Phoenix Sky Harbor International Airport, which provides a quick and easy escape for business or pleasure, is just 2 miles away. With easy access to Interstate 10, the rest of the Valley is just a short drive away.



Downtown Phoenix

Downtown Phoenix is a center for employment, education, professional sports, living, arts and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center expansion, Valley Metro Light Rail

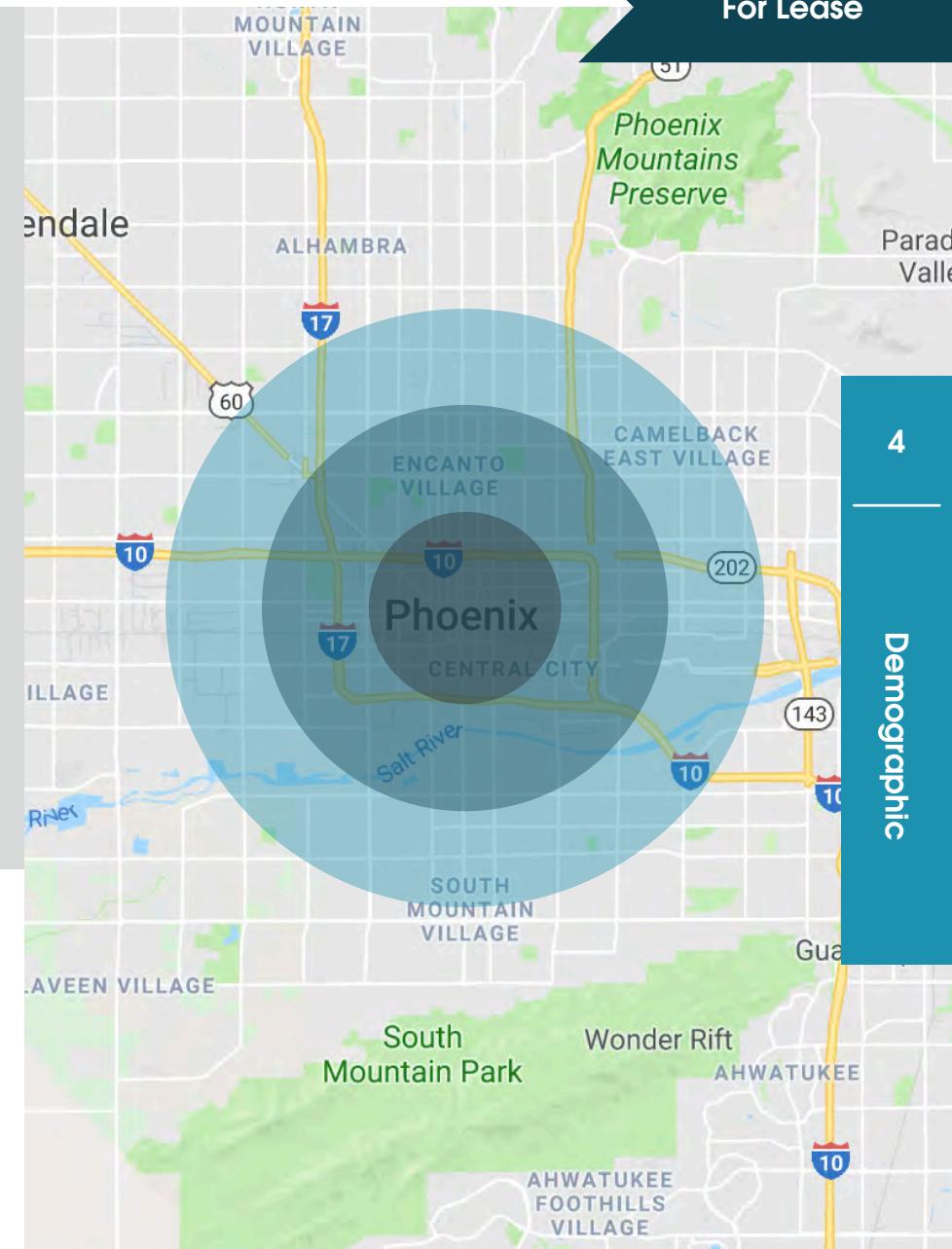
and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.



Demographic

	1 Mile	3 Mile	5 Mile
Total Population	10,269	86,217	321,324
Population Density	3,269	3,049	4,091
Median Age	29.4	30.6	29.5
Median Age (Male)	28.9	30.2	29.5
Median Age (Female)	29.3	30.7	29.6
Total Households	3,698	31,515	107,958
# of Persons Per HH	2.8	2.7	3.0
Average HH Income	\$33,517	\$41,735	\$45,224
Average House Value	\$386,230	\$336,041	\$235,253

* Demographic data derived from 2010 US Census



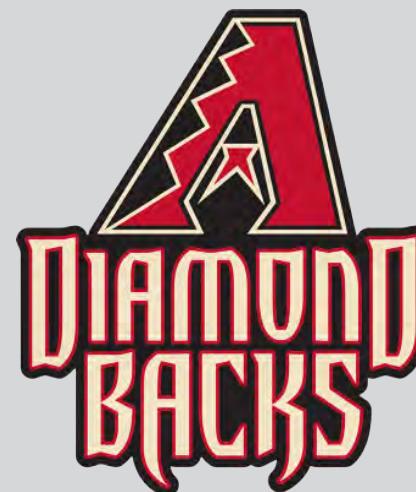




Sports & Venues

The Summit at Copper Square Retail Space is located directly across the street (+/- 50 feet) from Chase Field, home to the Arizona Diamondbacks MLB baseball team. The Arizona Diamondbacks play a minimum of 88 games per year at Chase Field, which has the capacity to hold over 48,000 people. The stadium also hosts major events including the college football Cactus Bowl and large music concerts.

Just 250 feet West of The Summit at Copper Square Retail Space is Talking Stick Resort Arena, home to the Phoenix Suns NBA basketball team, WNBA's Phoenix Mercury, as well as the Arizona Rattlers of the Arena Football League. The 2017 season marked the 50th Anniversary Season for the Phoenix Suns. The Suns play a total of 41 home games at Talking stick arena. The Phoenix Mercury of the WNBA play 18 home games and the Arizona Rattlers of the AFL (Arena Football League) play 8 home games at Talking Stick Resort Arena. The Arena also host around 80 additional concerts and events yearly.





Amenities within 1 mile



19 Hotels



Educated Workforce



Interstate 10: ±4 Minutes



Interstate 17: ±7 Minutes

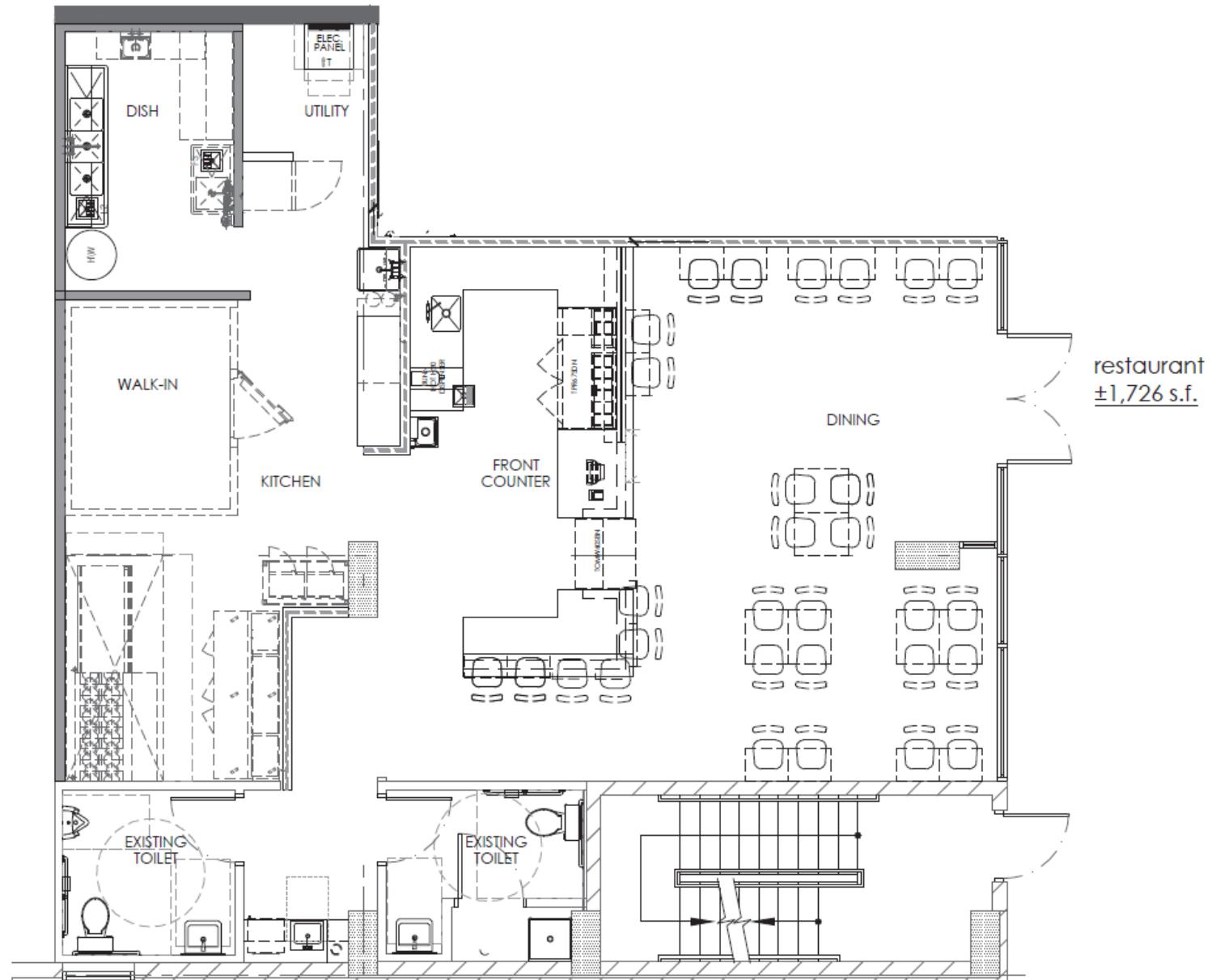


±10 Minute Drive to Sky Harbor Airport



1 on-site Light Rail Station





- This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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