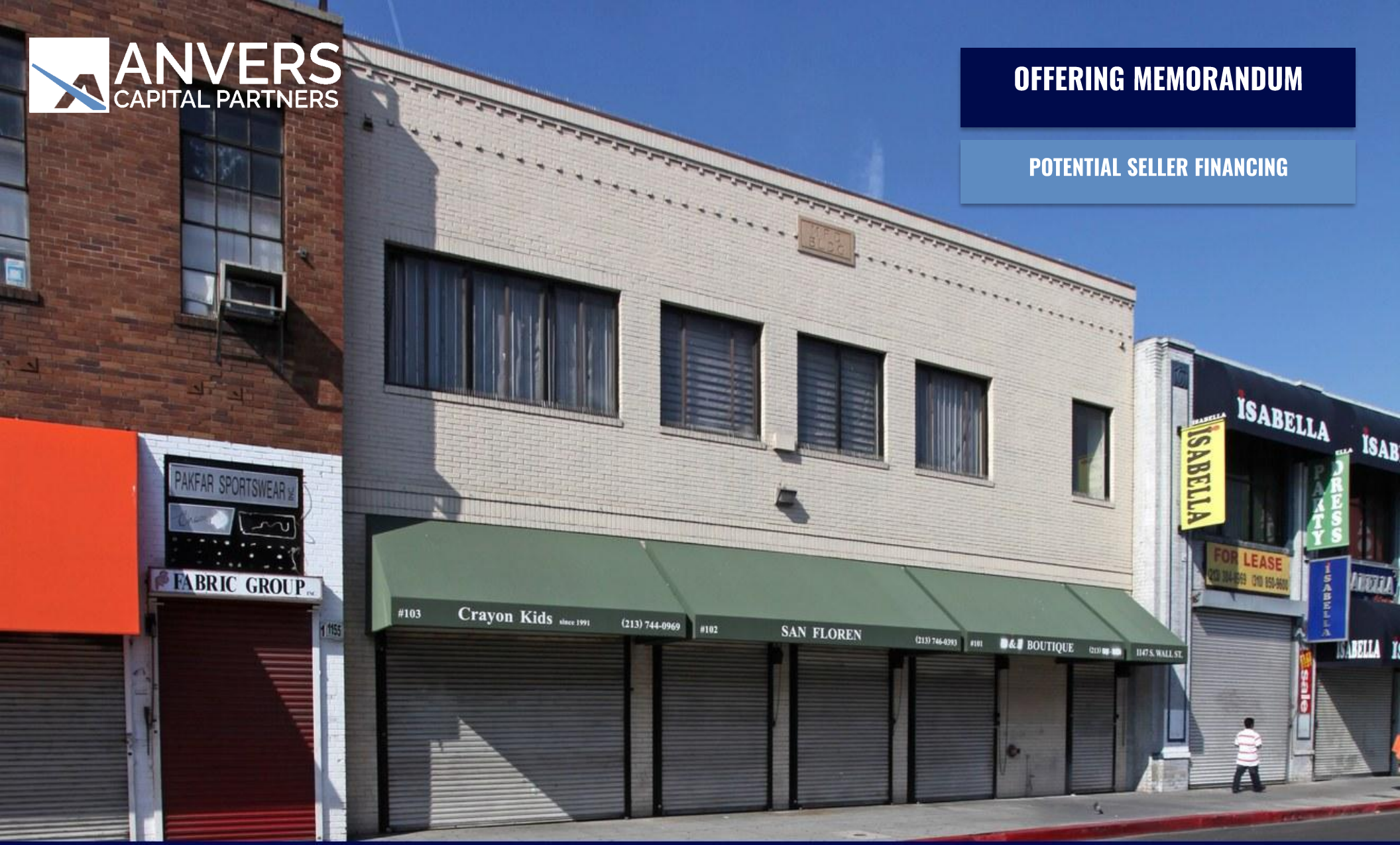
ANVERS
CAPITAL PARTNERS

OFFERING MEMORANDUM

POTENTIAL SELLER FINANCING



1147 WALL STREET

1147 S Wall St, Los Angeles, CA 90015

± 14,800 SF | TWO STORIES | BUILT 1990 | LA FASHION DISTRICT

PEAK
COMMERCIAL

Anvers Capital Partners | Peak Commercial Corp

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ANVERS CAPITAL PARTNERS

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INVESTMENT OVERVIEW

TWO-STORY COMMERCIAL BUILDING | LA FASHION DISTRICT | OWNER-USER OR INVESTMENT

Anvers Capital Partners and Peak Commercial are pleased to present 1147 S Wall Street, a 14,800 SF two-story masonry building on a 7,405 SF lot in the Los Angeles Fashion District, on Wall Street between 11th and 12th Streets.

Built in 1990, the building is decades newer than most of the surrounding stock, much of which dates to the first half of the last century. The ground floor is divided into clear-span storefront suites with 18-foot clearance and roll-up doors on Wall Street, and the second floor offers roughly 7,400 SF of open showroom, office or light manufacturing space. The building has been retrofitted and has two freight elevators.

The property is offered at $2,495,000, or $169 per SF. M2 zoning and the two-level layout suit an owner-user in apparel, wholesale or showroom use, or an investor leasing the storefronts and the second floor at market rents.

The site is steps from 12th Street and about two blocks from Santee Alley, with more than 86,000 daytime employees within one mile and Metro rail less than a mile away.



OFFERING SUMMARY	
Asking Price	$2,495,000
Price / SF	$168.58
Building Size	14,800 SF
Land Area	7,405 SF (0.17 acres)
Stories	Two
Year Built	1990
Zoning	LA M2
APN	5145-023-034
Opportunity Zone	Yes (buyer to verify)
Interest Offered	Fee simple

$169/SF
ASKING PRICE PER SF

1990
YEAR BUILT

LA M2
ZONING

INVESTMENT HIGHLIGHTS

1990 CONSTRUCTION

One of the few buildings in the area with 1990s construction

IDEAL OWNER/USER OR INVESTOR

Occupy all or part of the building, or lease the storefronts and the second floor

$169 PER SF. BELOW COMPARABLES

Priced below every nearby closed sale, in a building decades newer

FASHION DISTRICT CORE LOCATION

Wall Street frontage between 11th and 12th Streets, about two blocks from Santee Alley

One of the Few 1990s Buildings in the District

The building was completed in 1990 with masonry construction. The recently sold buildings nearby were largely built between 1923 and the early 1950s, which makes this one of the few buildings in the area with 1990s construction. A buyer gets a newer building, with the lower deferred-maintenance exposure that usually comes with it, at a price per SF below much older product.

Ideal Owner-User or Investment

Two 7,400 SF floors give a buyer several ways to use the building. An owner-user can run a showroom, wholesale or light manufacturing operation upstairs and keep or lease the Wall Street storefronts below. An investor can lease both levels at market. LA M2 zoning supports the wholesale, showroom and manufacturing uses that define the district.

Priced Below the Comps Despite Newer Construction

At $2,495,000 the asking price works out to $169 per SF, below every comparable sale shown in this package. Those buildings closed between $171 and $254 per SF over the past four months, and four of the five were built between 1923 and 1952. CoStar reports a market sale price of $356 per SF for the Central Los Angeles industrial submarket.

Wall Street Frontage in the Core of the District

The property fronts Wall Street between 11th and 12th Streets, in the wholesale and value-retail blocks east of Santee Alley. CoStar reports retail vacancy of 7.9% in the Fashion District against 10.3% for Downtown Los Angeles as a whole, and the location scores 90 for both walkability and transit, with the Pico and San Pedro Metro stations each 0.8 miles away.

PRICING & COMPARABLES

$2,495,000	$169/SF	14,800 SF	1990
ASKING PRICE	PRICE PER SF	BUILDING SIZE	YEAR BUILT

COMPARABLE SALES	
1147 Wall St (1990) - subject	$2,495,000 | $169/SF | asking
CLOSED SALES	
1020 Maple Ave (1952)	$1,670,000 | $246/SF | 10/2026
401-415 E 11th St (1995)	$5,996,000 | $194/SF | 10/2026
410-414 Towne Ave (1923)	$1,422,500 | $176/SF | 10/2026
760 Gladys Ave (1931)	$1,500,000 | $254/SF | 10/2026
1201 S Los Angeles St (1947)	$3,500,000 | $171/SF | 8/2026

PRICED BELOW THE COMPS, NEWER CONSTRUCTION

At $169 per SF, 1147 Wall Street is priced below every closed sale shown here. Those buildings traded between $171 and $254 per SF over the past four months.

1147 Wall Street is also the newer building. It was completed in 1990, while four of the five comparable sales were built between 1923 and 1952.

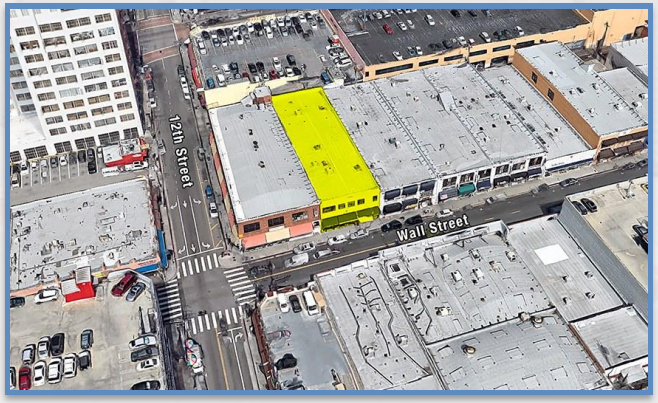
That makes it one of the few buildings in the area with 1990s construction, offered at a lower price per SF than much older product.

Pricing: $2,495,000 equals $168.58 per SF of building and $337 per SF of land. The property last sold in March 2021 for $2,600,000 ($175.68 per SF) to an owner-user.
Source: CoStar sale comparables as of November 12, 2026.

PROPERTY DESCRIPTION

PROPERTY SUMMARY	
Address	1147 S Wall St, Los Angeles, CA 90015
Building Size	14,800 SF
Stories	Two | ±7,400 SF floor plates
Land Area	7,405 SF (0.17 acres) | 2.0 FAR
Year Built	1990
Construction	Masonry | retrofitted
Ground Floor	Clear-span suites with 18' clearance and roll-up doors
Second Floor	Open creative space with large rooms and natural light
Zoning	LA M2
Elevators / HVAC	Two freight elevators | three 5-ton HVAC units
Frontage	Wall Street, between E 11th and E 12th Streets
Opportunity Zone	Yes (buyer to verify)
Transit	Pico and San Pedro Metro stations, each 0.8 miles

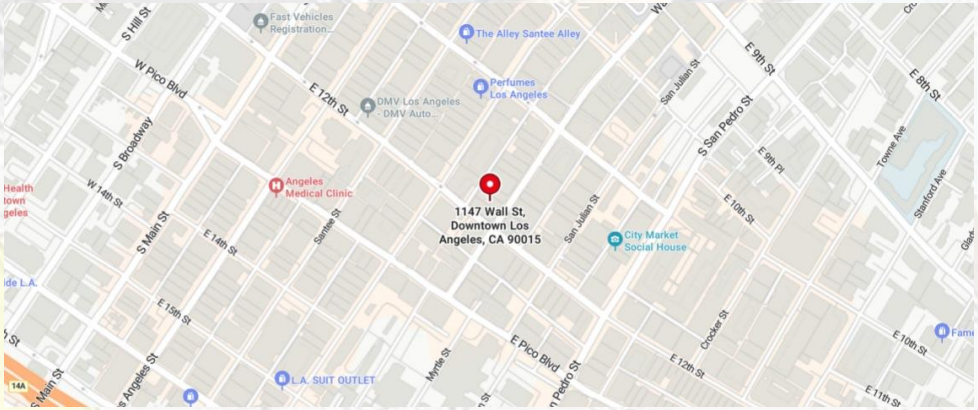






DOWNTOWN LOS ANGELES & THE FASHION DISTRICT





DOWNTOWN LOS ANGELES

Downtown Los Angeles is home to roughly 97,000 residents, 41 million SF of office space and more than 11,000 hotel rooms, and it keeps adding to all three. About 2,400 residential units are under construction with another 28,000 proposed, and apartment occupancy stands above 91%.

Major projects are moving ahead. The $2.6 billion expansion of the Los Angeles Convention Center is under construction next to L.A. LIVE, the City Council has approved the $2 billion Fourth & Central development, and the 350-room Hotel Clark opened in the third quarter after sitting closed for more than 30 years.

THE LA FASHION DISTRICT

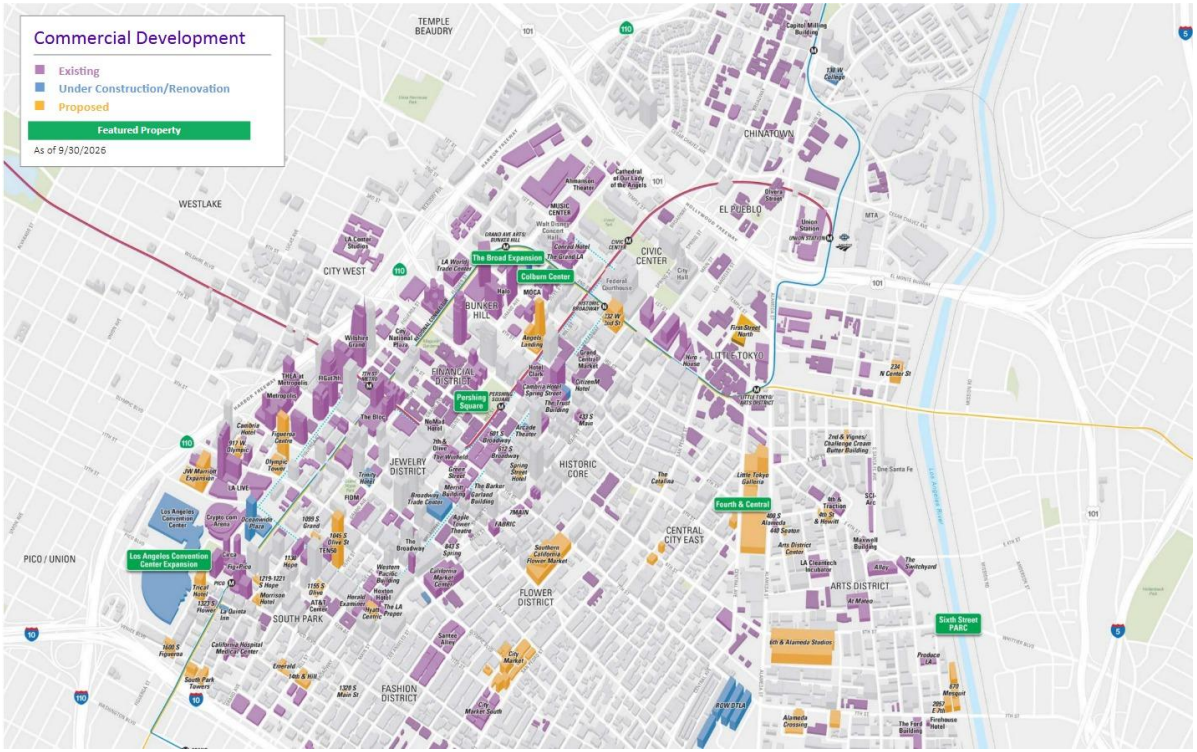
1147 Wall Street sits between 11th and 12th Streets in the LA Fashion District, the center of the West Coast apparel trade. The district covers roughly 100 blocks at the south end of Downtown and is home to more than 2,000 independently owned wholesale and retail businesses selling apparel, textiles, accessories and footwear.

The blocks around the property are the district's wholesale and value-retail core. Santee Alley, its best-known shopping street, is about two blocks to the west, and storefronts here draw trade buyers and the public seven days a week. CoStar reports retail vacancy of 7.9% in the Fashion District against 10.3% for Downtown as a whole.

97,000	$2.6B	±100	2,000+
Downtown LA Residents	Convention Center Expansion Underway	Blocks in the Fashion District	Fashion District Businesses

Sources: DTLA Alliance, Third Quarter 2026 Market Report; CoStar (November 2026).

DOWNTOWN LA DEVELOPMENT PIPELINE



MAJOR PROJECTS

Los Angeles Convention Center Expansion. $2.6 billion project now under construction next to L.A. LIVE, adding more than 200,000 SF for a total of more than 1.1 million SF.

Fourth & Central. $2 billion development with more than 1,500 apartments, approved by the City Council.

Olympic & Hill. 60-story tower rising more than 760 feet, now open and the city's tallest residential highrise.

Hotel Clark. 350-room historic hotel, opened in the third quarter of 2026 after more than 30 years closed.

Oceanwide Plaza. Sale to KPC Development approved, with graffiti removal underway.



2,449	28,251	889
RESIDENTIAL UNITS UNDER CONSTRUCTION	RESIDENTIAL UNITS PROPOSED	HOTEL ROOMS UNDER CONSTRUCTION

Downtown added at least 15 new food, beverage and retail venues in the third quarter, and the office market posted positive net absorption for the quarter. The property is in the Fashion District, at the south end of the development map.

Source: DTLA Alliance, Third Quarter 2026 Market Report. Development map and Convention Center image from the same report.

AREA DEMOGRAPHICS & TRAFFIC

DEMOGRAPHICS BY RADIUS

	1-MILE	3-MILE
2025 Population	55,951	508,114
Households	27,975	176,416
Median Age	39.5	36.3
Daytime Employees	86,416	359,755
Population Growth 2025-2030	1.41%	-0.30%
Household Growth 2025-2030	1.66%	-0.02%

TRAFFIC COUNTS

	VEHICLES / DAY	FROM SITE
E Pico Blvd at Maple Ave	9,478	0.12 mi
Maple Ave at E 12th St	9,383	0.08 mi
Maple Ave at E 11th St	8,585	0.08 mi

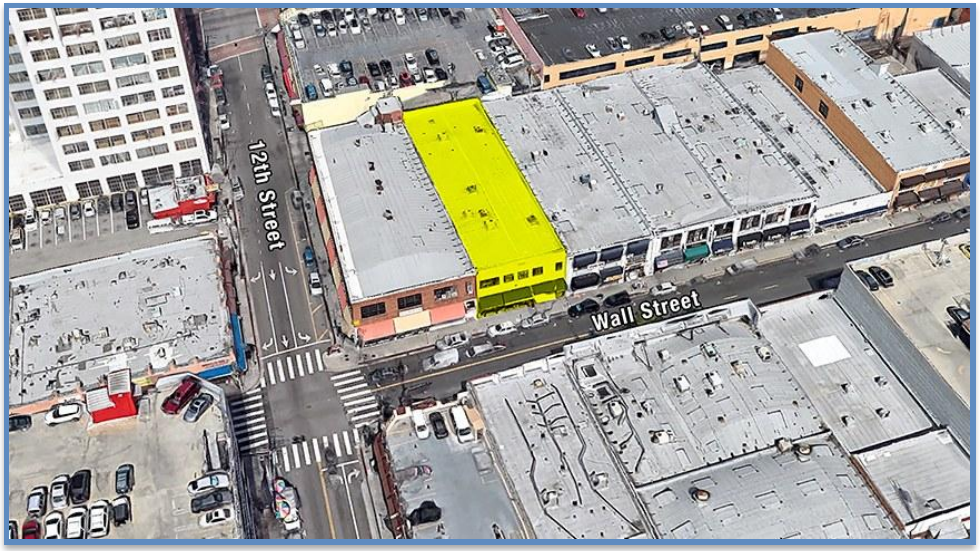
AREA AT A GLANCE

508,114
POPULATION, 3 MILES

359,755
DAYTIME EMPLOYEES, 3 MILES

36.3
MEDIAN AGE, 3 MILE

90 / 90
WALK / TRANSIT SCORE



More than 86,000 people work within one mile of the property and roughly 360,000 within three miles, alongside a residential base of more than 500,000. The one-mile population is projected to grow 1.4% through 2030.

Sources: CoStar (radius demographics, traffic counts and location scores, November 2026).

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