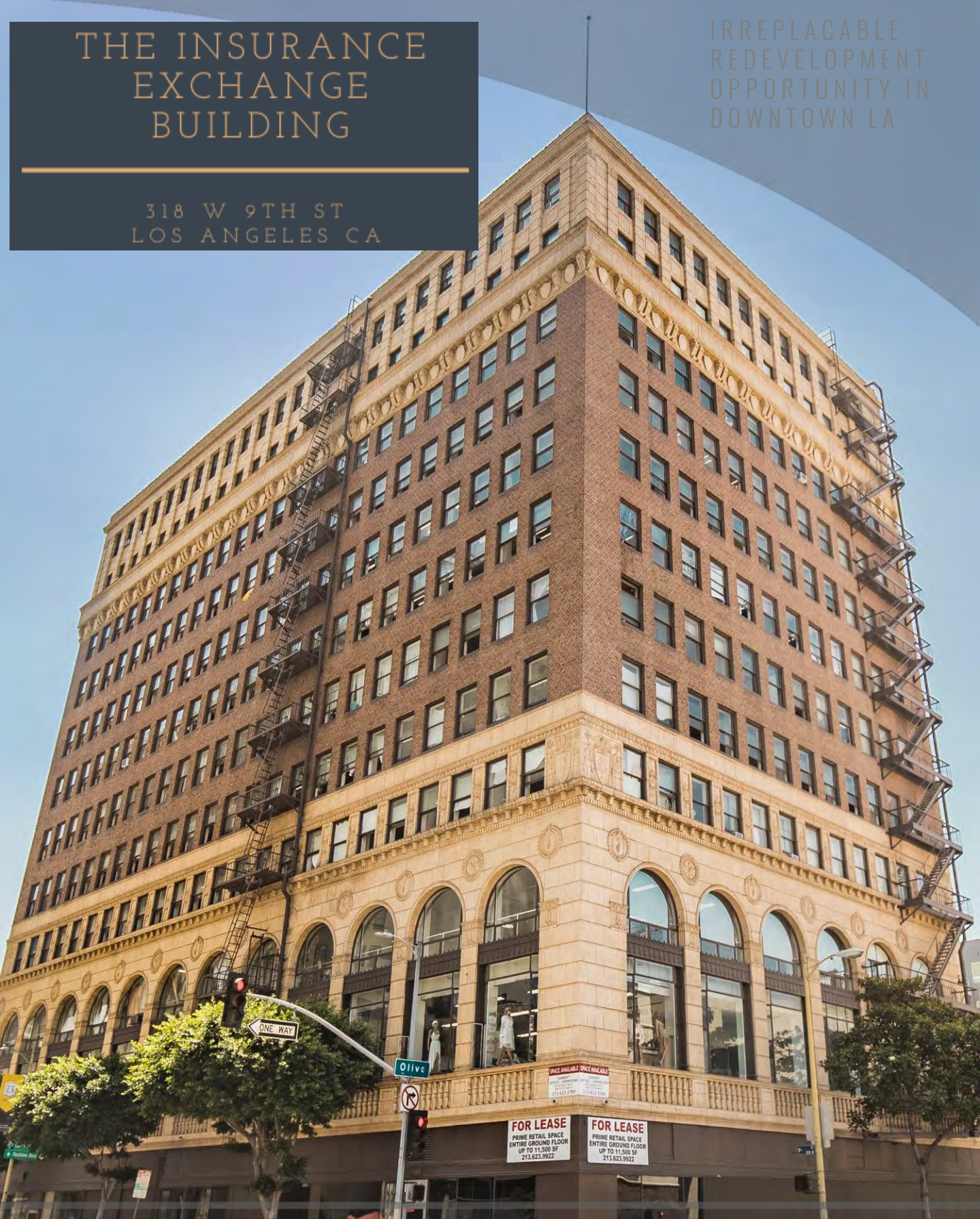


THE INSURANCE EXCHANGE BUILDING

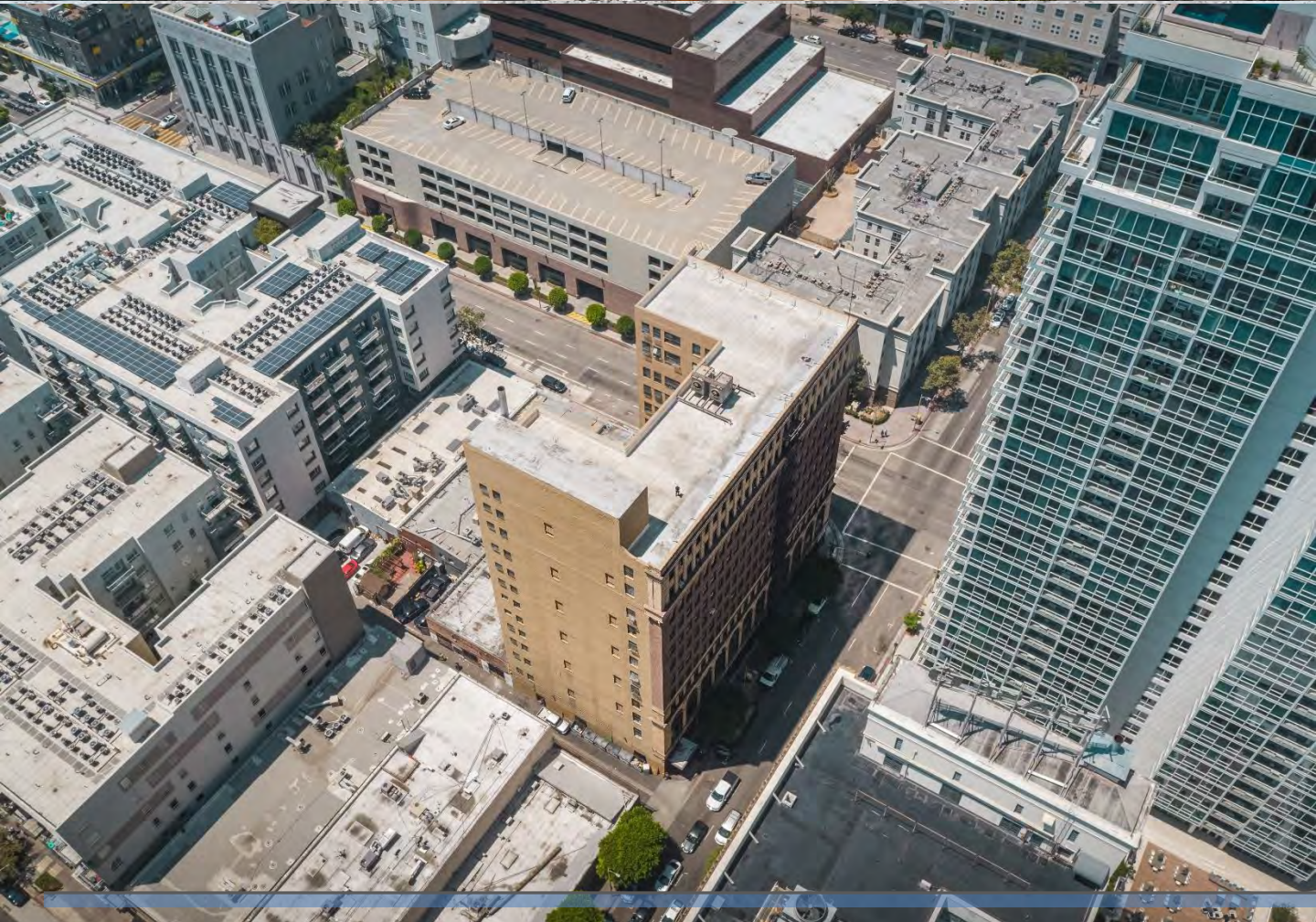
318 W 9TH ST
LOS ANGELES CA

IRREPLACABLE
REDEVELOPMENT
OPPORTUNITY IN
DOWNTOWN LA



UNPRICED. SUBMIT ALL OFFERS

5900 Canoga Ave Suite 100, Woodland Hills, CA 91367



EXECUTIVE SUMMARY

THE OFFERING

Anvers Capital Partners & Peak Commercial, as exclusive advisors are proud to present for sale “The Insurance Exchange Building”, a 12-story (plus basement) adaptive reuse opportunity located in central Downtown Los Angeles.

Built in 1924 by father and son architects Curlett & Beelman, the property consists of ±124,374 SqFt, sitting on a lot approximately 13,241 SqFt in size. The property consists of 12 stories, with ground level retail and a massive basement area.

The property is currently leased to a multitude of tenants mostly in the garment industry, with all tenants occupying the property under month to month tenancies. Located on the corner of 9th and Olive, the property is located in the heart of Downtown Los Angeles between the Financial and South Park Districts. The property is walking distance to a wide array of restaurants, bars, and shopping destinations including LA Live.

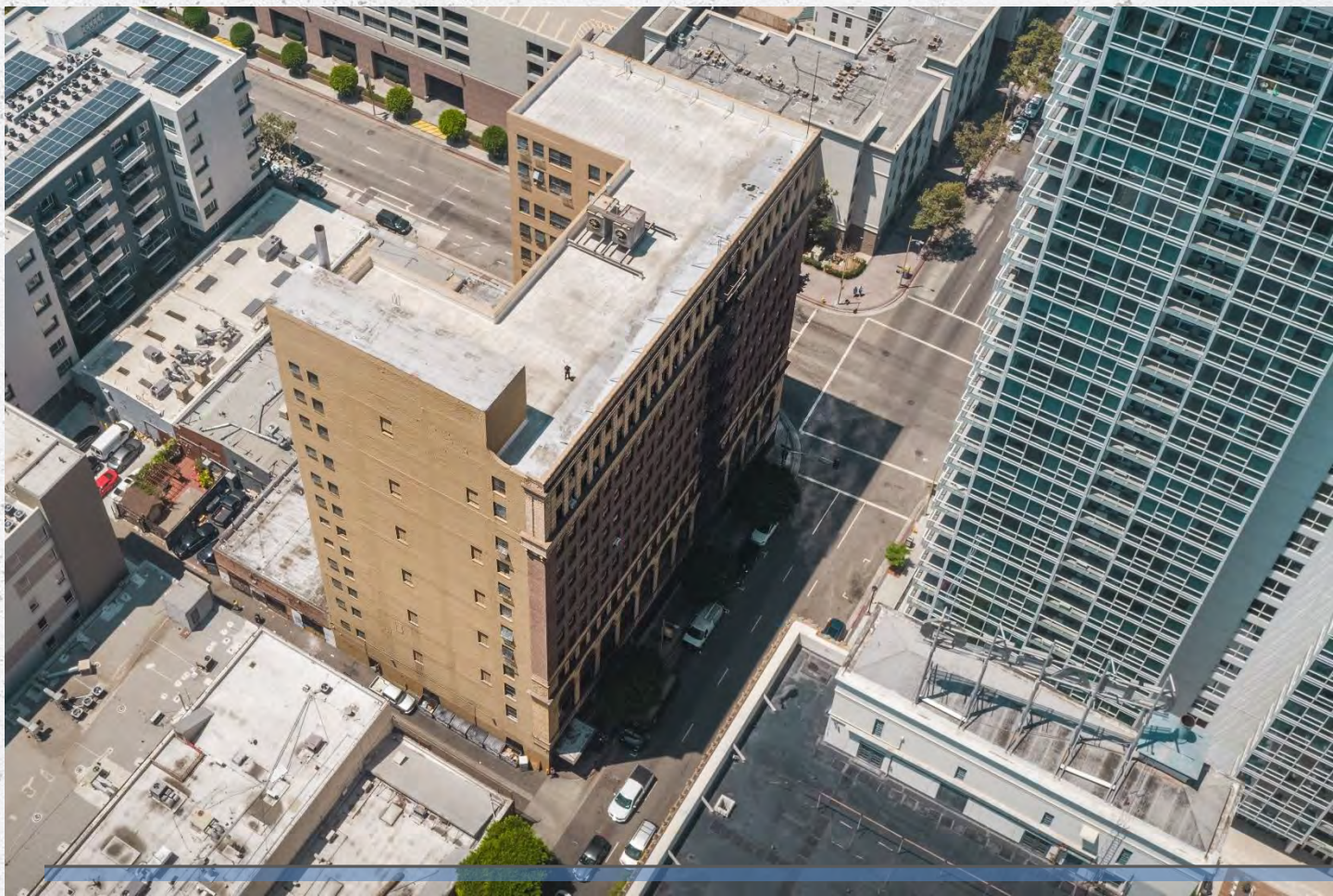
Property	318 W. 9 th St, Los Angeles CA 90015
Gross Building Area	124,374 SqFt
Purchase Price	Unpriced. Submit All Offers
Number of Stories	12 Stories (Plus Basement)
Site Area	13,241 SqFt
Construction	Reinforced Concrete with Brick façade
Zoning	C5-4 LA
Walk Score Rider Score	Walker's Paradise (97) Rider's Paradise (100)
APN Number	5139-004-025
Parking	No Parking

PROPERTY LOCATION

Located on the corner of 9th and Olive, the Insurance Exchange Building benefits from being situated on one of the most desirable corners of Downtown Los Angeles. Situated between the Financial and South Park Districts of Downtown, the property is in close proximity to not only some of the hottest spots in DTLA, but also some of the trendiest districts DTLA has to offer such as the Jewelry and Fashion districts.

The property's extremely high walking and riding score comes as no surprise given its close proximity to the metro station, as well as its easy access to the 110 and 101 freeways. Located directly across from the property is the Level Apartments, a 35-story luxury complex built by the Onni Group, with some of the most expensive units in all of Downtown Los Angeles.

A few blocks away from the property is LA Live and the Staples Center. LA Live is the sports and entertainment district that surrounds the Staples Center and Microsoft Theater, and is often considered the premier destination for live entertainment in Downtown Los Angeles. The campus features sports and music venues, night clubs, restaurants, a bowling alley, a museum and movie theaters.

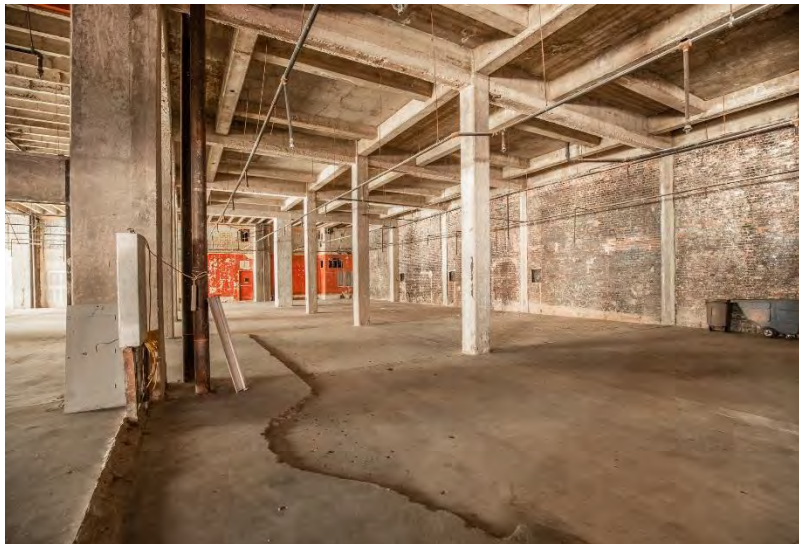




GROUND LEVEL RETAIL POTENTIAL

Peak Commercial and Anvers Capital Partners

Presented in shell condition, the ground floor commercial space provides the investors a vast array of redevelopment opportunities. With access points on both Olive Street and 9th Street, this ±12,000 space is sure to attract a multitude of tenants given its unbeatable location, as well as the proven desirability of such locations throughout Downtown Los Angeles. Nearby restaurants/retailers in similar spaces include : Bottega Louie, Bar Ama, Buddha's Belly, Umami Burger, The Edison, and many more.



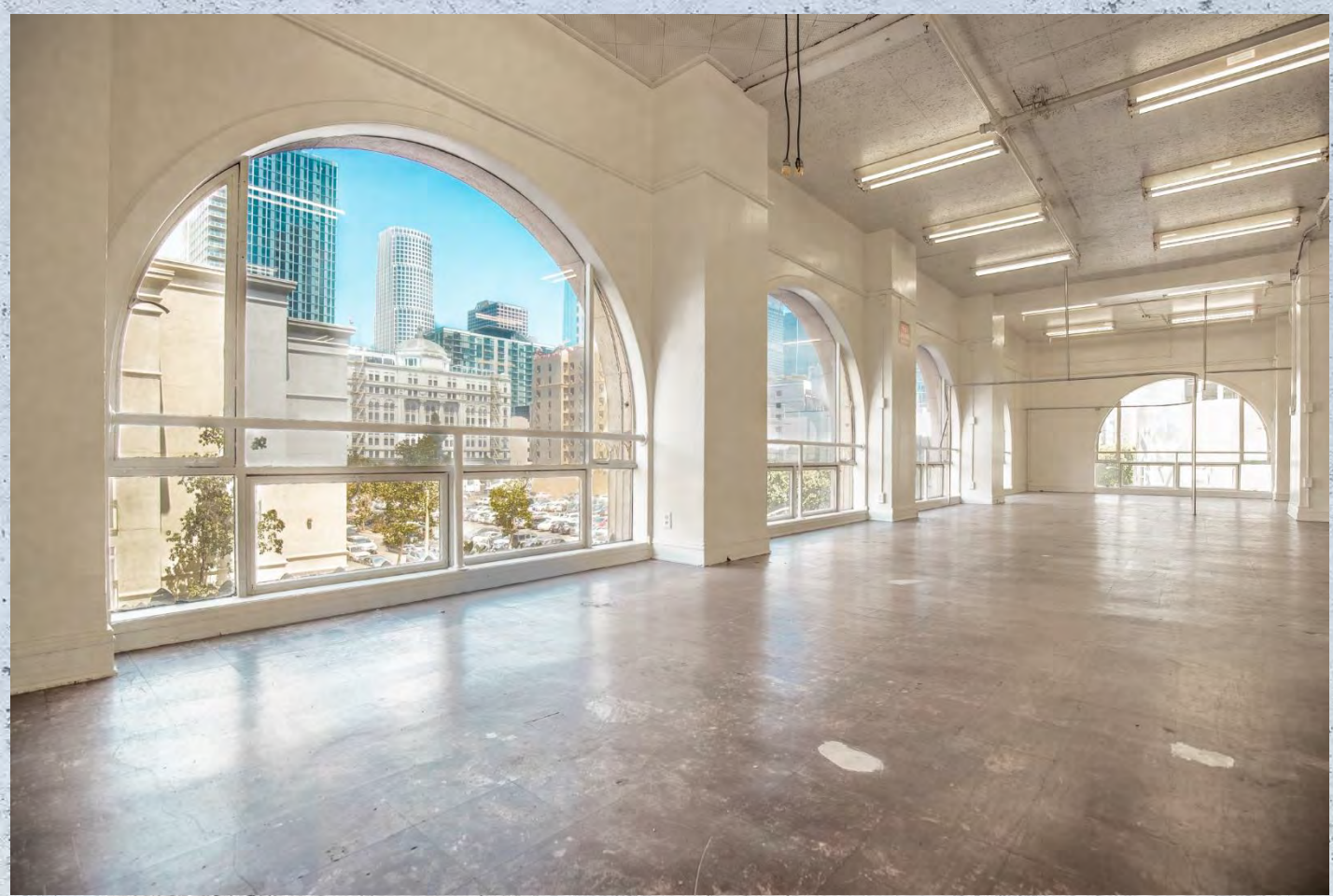


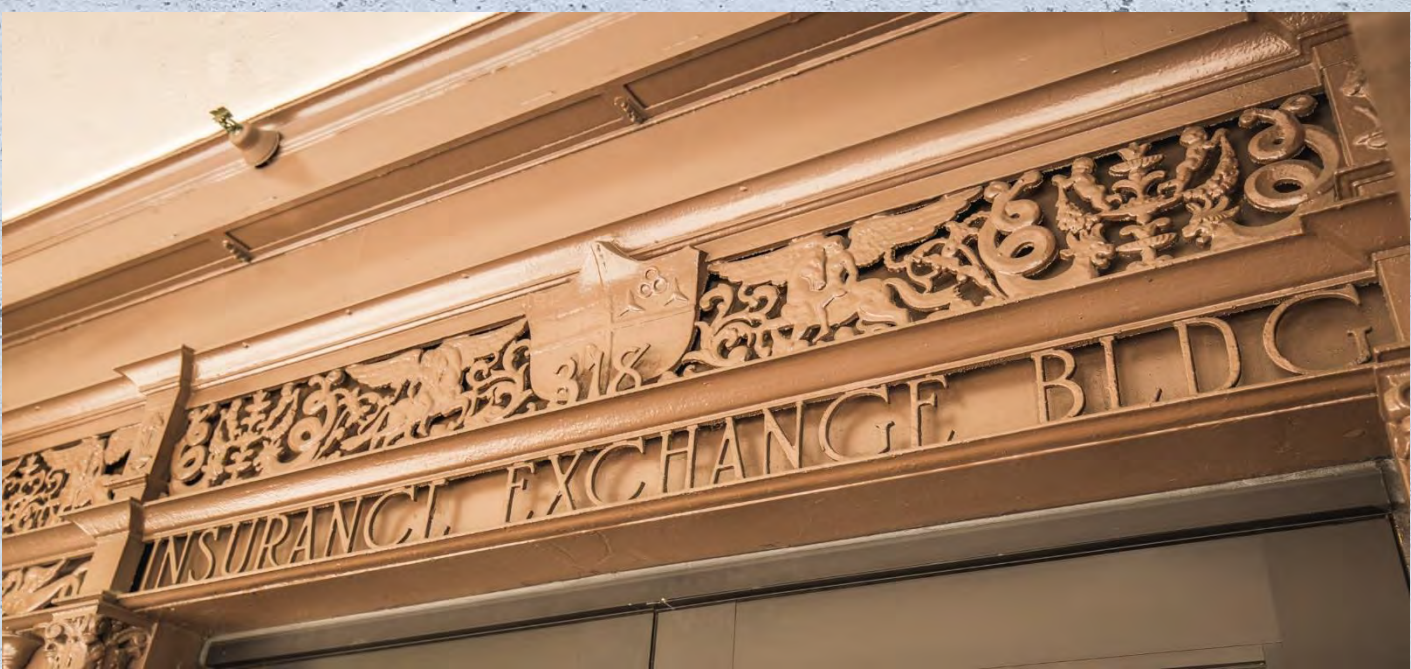
**SUBJECT
PROPERTY**

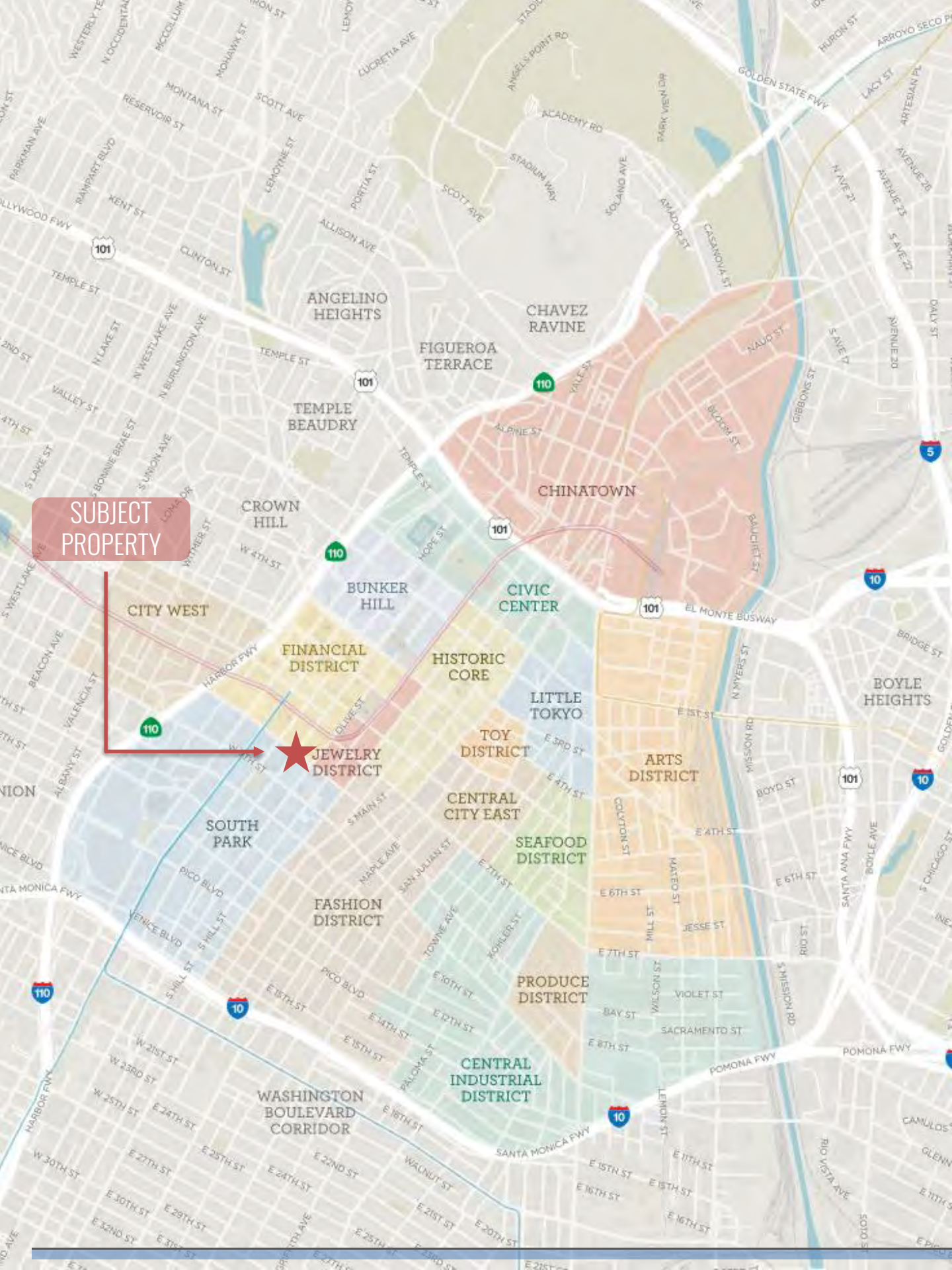
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SUBJECT
PROPERTY

JEWELRY
DISTRICT

THE INSURANCE EXCHANGE BUILDING

318 W 9TH ST | LOS ANGELES CA

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