



Bolsa Row TERRACE

10000 BOLSA AVENUE, WESTMINSTER, CA

WHERE HISTORY LOOKS FORWARD

RESTAURANT & RETAIL LEASING OPPORTUNITIES

IN THE GATEWAY TO LITTLE SAIGON

10000 Bolsa Avenue, Westminster, CA





26,211 SF

GROSS LEASABLE AREA

12,359 SF

GENERAL RETAIL

13,852 SF

F&B SPACE

5

F&B OPPORTUNITIES

Q1 2024

EST DELIVERY FOR
TENANT BUILD OUT

ABOUT

BOLSA ROW

Bolsa Row represents a synergistic mixed-use experience that will include luxury rental units, a full-service hotel and intuitively-designed retail space for restaurants, shops and services.

6-ARCE MIXED-USE DESTINATION

**200-UNIT LUXURY APARTMENT BUILDING
(NEWLY CONSTRUCTED)**

**26,211 SQUARE FEET OF TOTAL
CLASS A RETAIL SQUARE FOOTAGE
(UNDER CONSTRUCTION)**

**149-KEY FULL-SERVICE HOTEL
(CONSTRUCTION SCHEDULED IN 2026)**





Bolsa Row Terrace | Leasing Opportunity

BOLSA ROW

APARTMENTS

Anchoring the Bolsa Row experience is the eponymous luxury apartment building. The amenity-rich Bolsa Row Apartments feature two courtyards, a pool and spa, a fitness studio, a clubhouse and ground-floor retail space.

200-UNIT LUXURY RENTALS

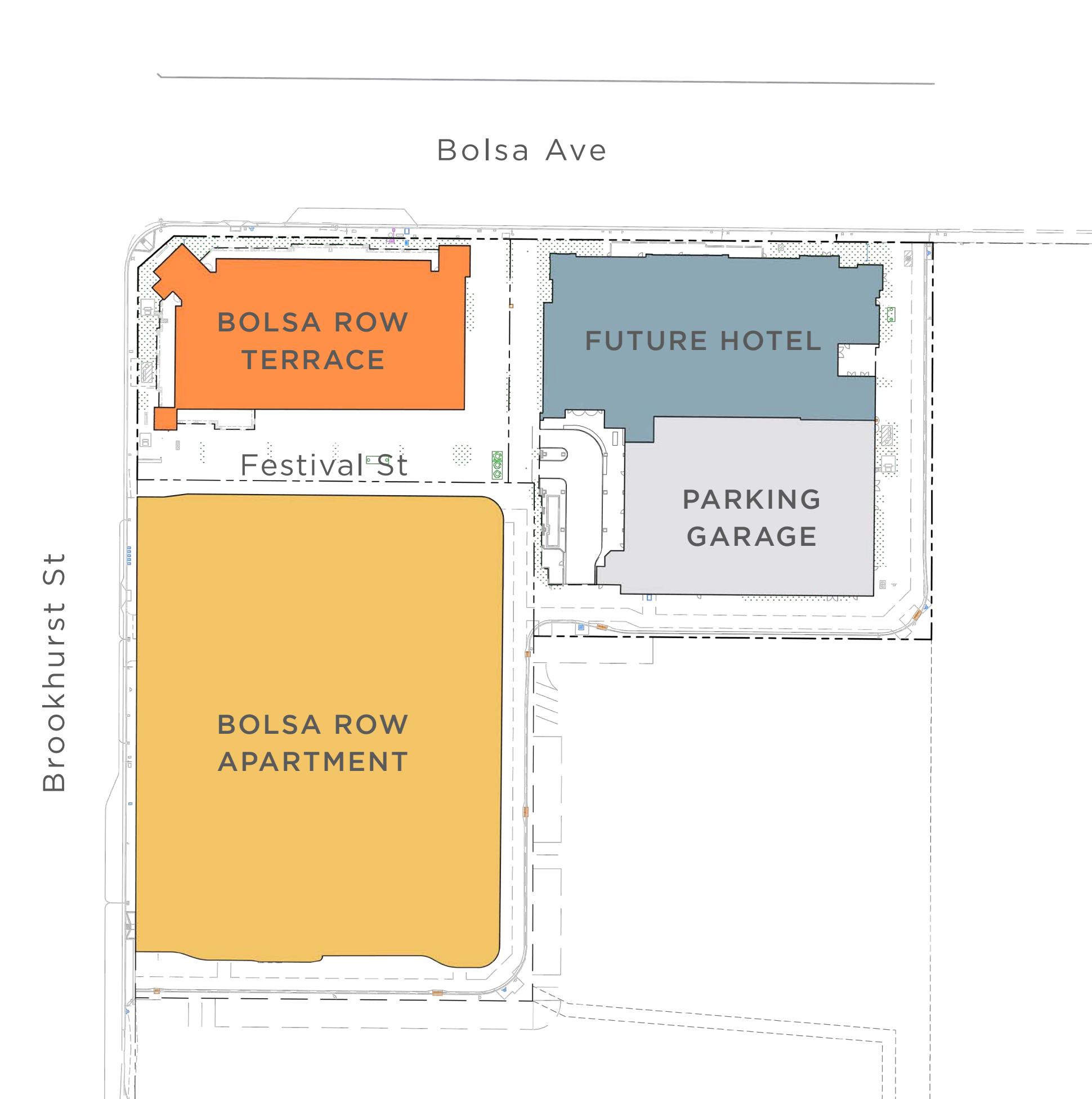
STUDIO, 1, 2 AND 3 BEDROOM LAYOUTS

6,574 SQUARE FEET OF
GROUND FLOOR RETAIL SPACE



BOLSA ROW
APARTMENTS

BOLSA ROW
HOTEL



BOLSA ROW

SITE PLAN

Spearheaded and developed by a family with deep roots in the community, Bolsa Row sits at the gateway to Westminster's Little Saigon District, the world's densest concentration of Vietnamese-speakers outside of Vietnam itself. World travelers will recognize that the French colonial architecture and design pay homage to pre-war Saigon and its iconic Ben Thanh Market.

BOLSA ROW APARTMENTS

Mixed-Use (Residences and Retail Space)

BOLSA ROW TERRACE

Retail Space

BOLSA ROW HOTEL

Full-Service 4-star Wyndham Grand



BOLSA ROW

RETAIL

RETAIL 1

7,431 SQ FT

Ground-level in Bolsa Terrace

RETAIL 2

2,292 SQ FT

Ground-level in Bolsa Terrace

RETAIL 3

1,114 SQ FT

Ground-level in Bolsa Row Apartments

RETAIL 4

771 SQ FT

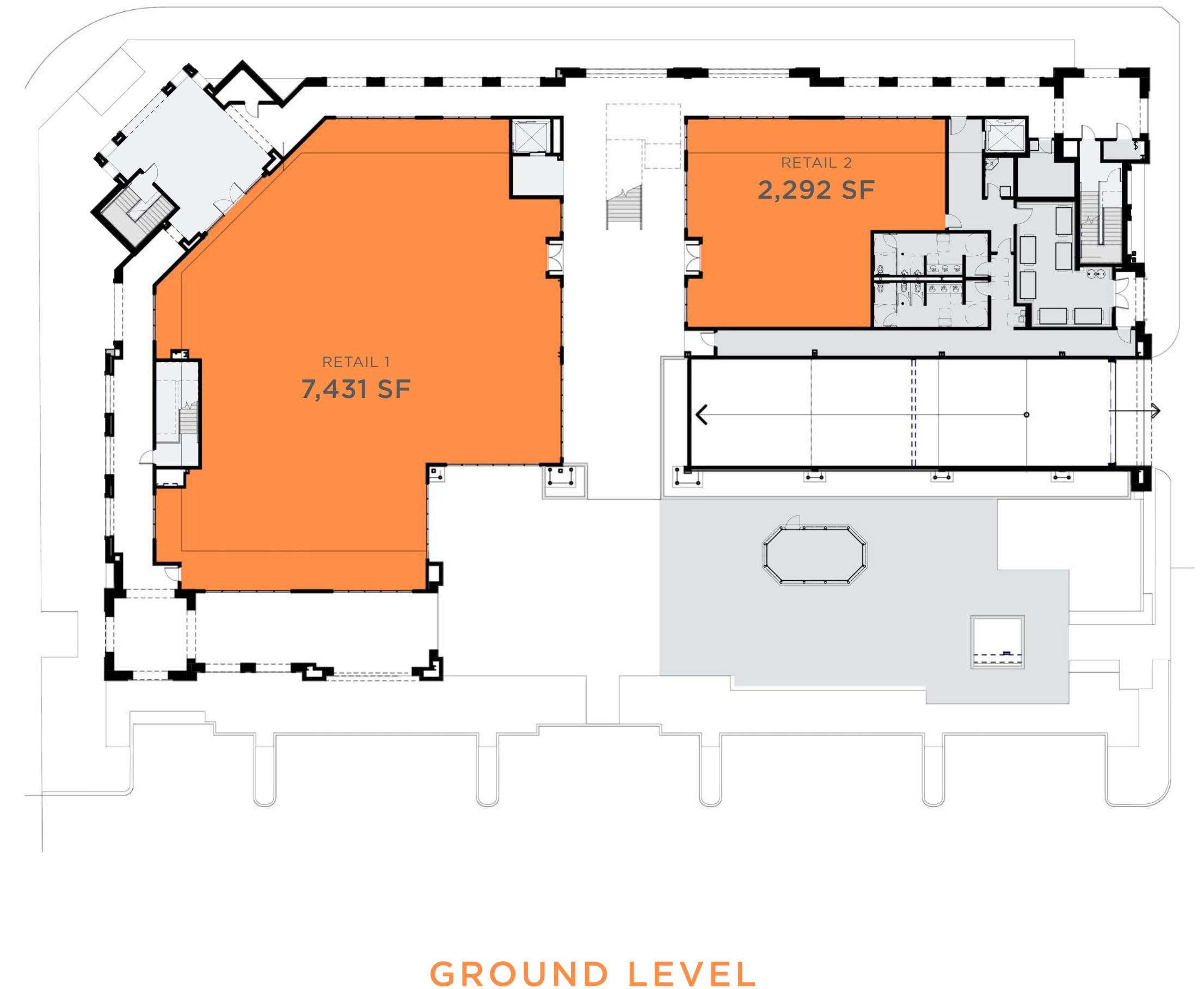
Ground-level in Bolsa Row Apartments

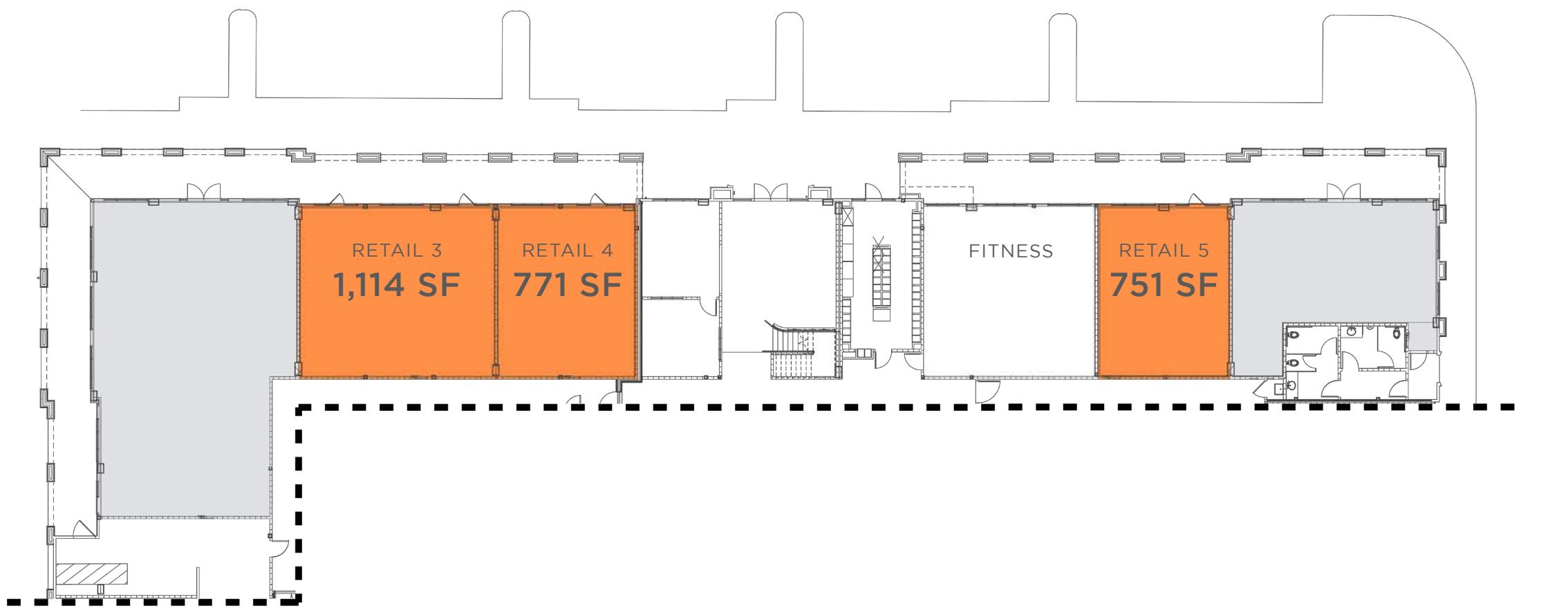
RETAIL 5

751 SQ FT

Ground-level in Bolsa Row Apartments

Bolsa Ave





GROUND LEVEL



BOLSA ROW

RETAIL

In a nod to the spirit of Ben Thanh Market, Bolsa Terrace serves as a community hub to gather and shop. Its directory of best-in-class contemporary brands is slated to be filled with leading names in luxury fashion, fine jewelry, and more.



BOLSA ROW
DINING

At its core, Bolsa Row is a place to gather, connect, and explore. Its elevated and inclusive restaurant offerings extend beyond Vietnamese cuisine to American and more. For some, it's a taste of the familiar. For others, it's a chance to try something new.

All are welcome.

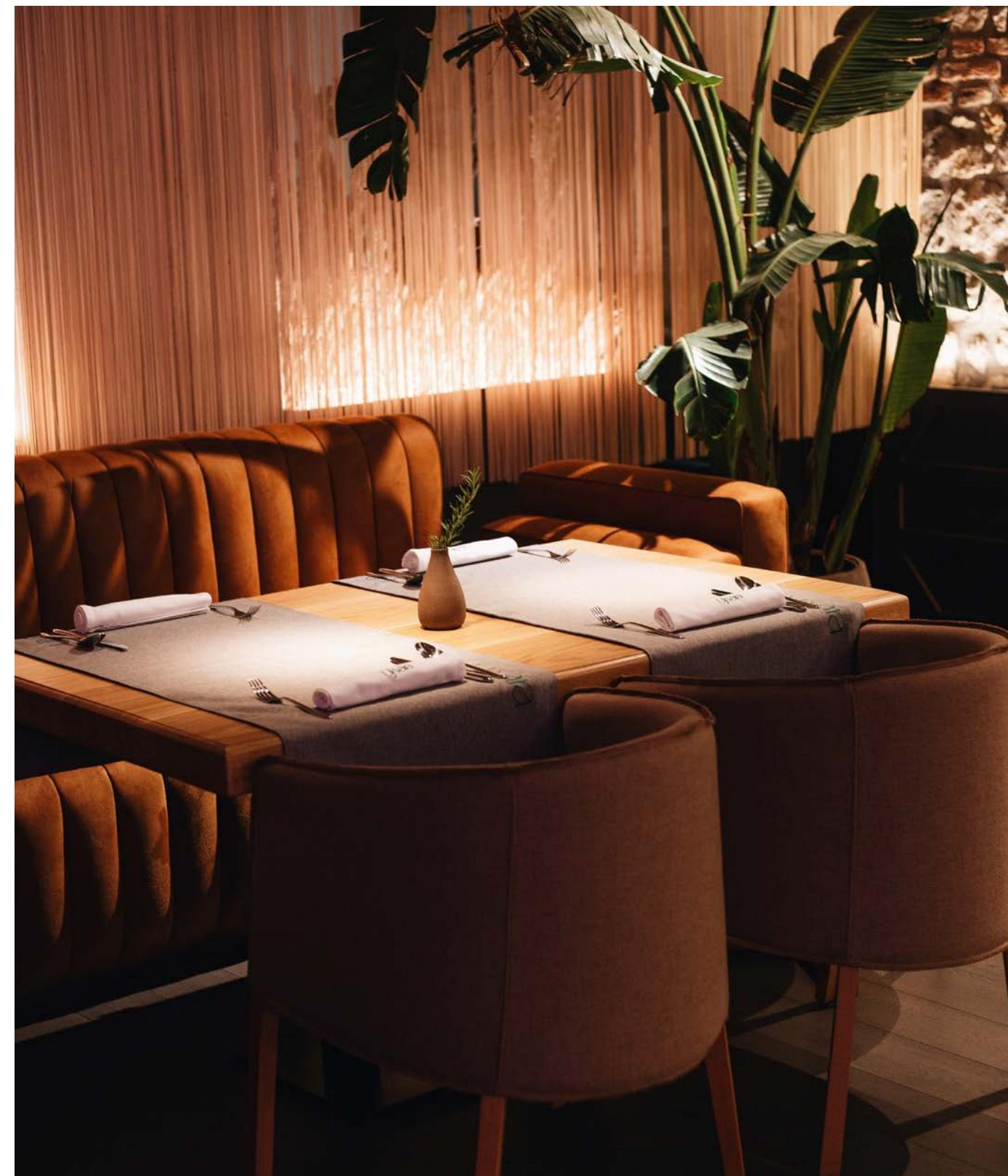
**RESTAURANT READY SPACES WITH
GREASE TRAPS AND VENTING CAPABILITIES**

OUTDOOR PATIO SPACE

**CONVENIENT PARKING IN
AND AROUND THE PROJECT**

**ABUNDANT CEILING HEIGHTS
AND PROMINENT SIGNAGE OPPORTUNITY**





BOLSA ROW
DINING

**RESTAURANT 1
6,502 SQ FT**

2,842 SQ FT of outdoor dining terrace

**RESTAURANT 2
4,141 SQ FT**

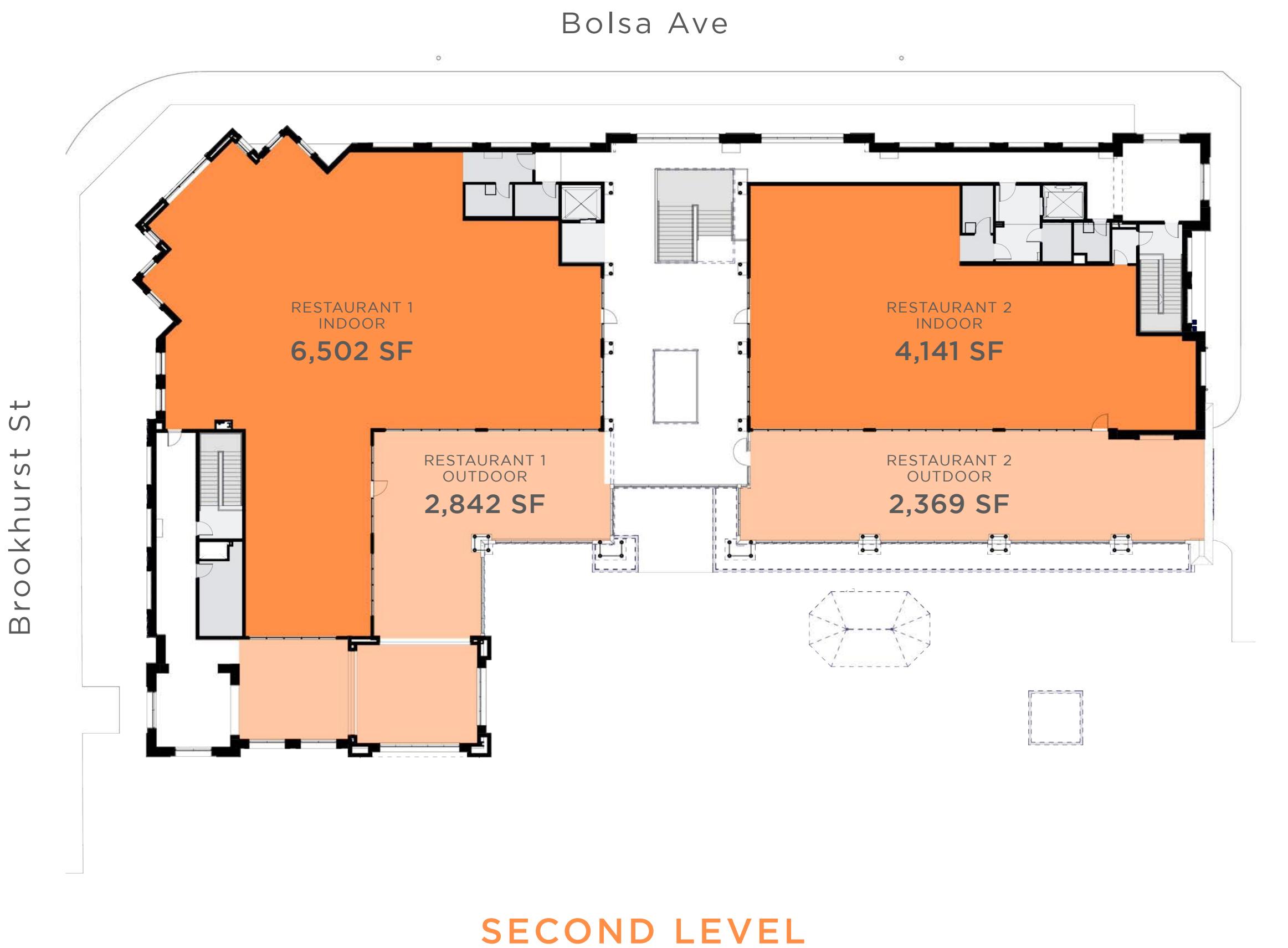
2,369 SQ FT of outdoor dining terrace

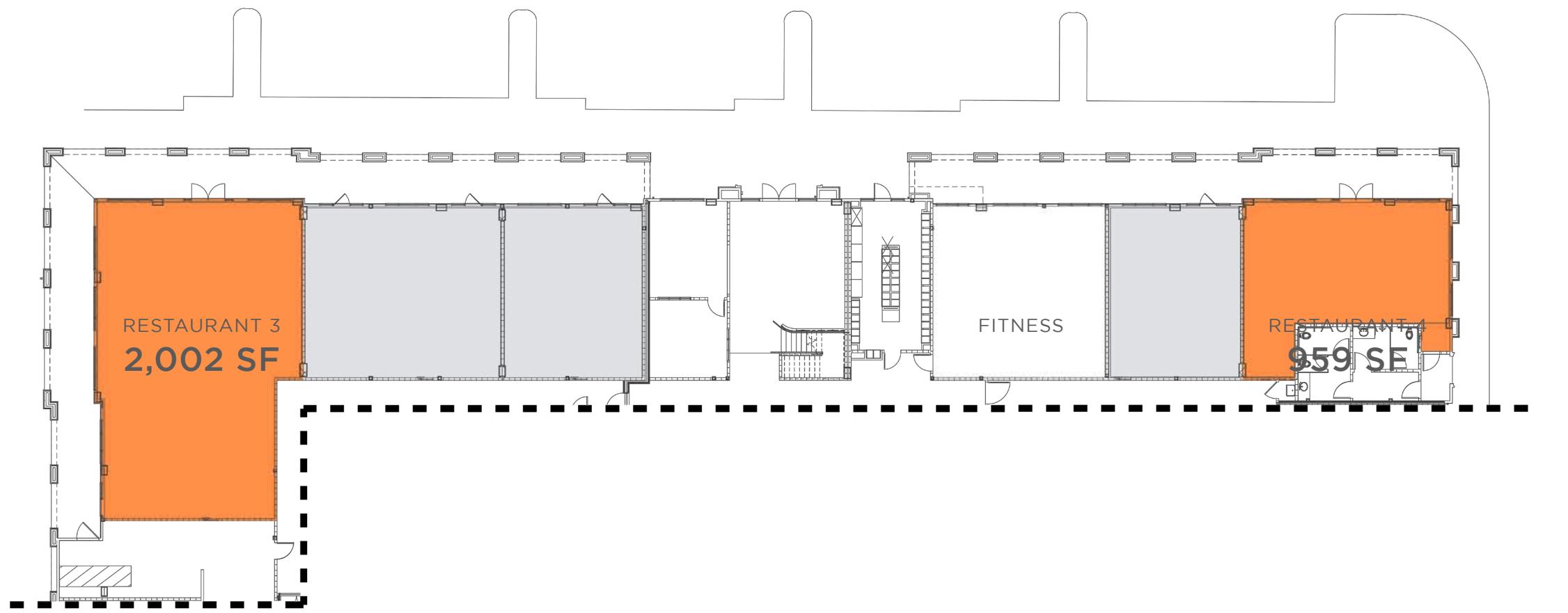
**RESTAURANT 3
2,002 FT**

Ground-level in Bolsa Row Apartments

**RESTAURANT 4
959 SQ FT**

Ground-level in Bolsa Row Apartments

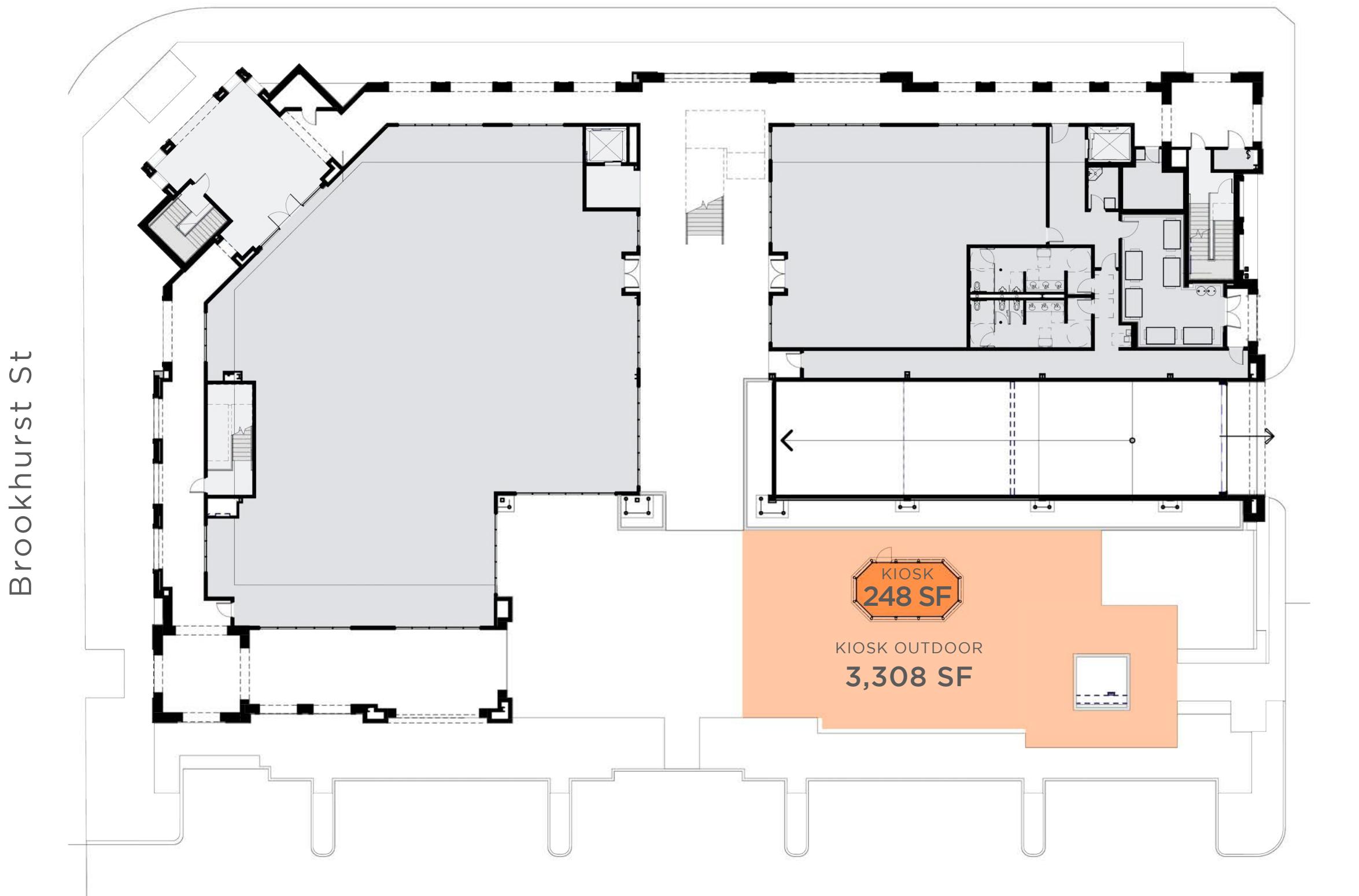




GROUND LEVEL



Bolsa Ave



GROUND LEVEL





BOLSA TERRACE

CAFE KIOSK

Located centrally in Bolsa Row and offering high visibility and foot traffic, the outdoor kiosk provides al fresco bistro seating for a cafe-minded food and beverage vendor. Customers will come to work, converse, and take a breath, all while soaking in the Bolsa Row views and atmosphere.

**INTERIOR KIOSK
248 SQ FT**

Located in the main promenade

**KIOSK OUTDOOR
3,308 SQ FT**

Common, outdoor, uncovered dining area.

PARKING AT

BOLSA ROW



SUBTERRANEAN GARAGE

77 spaces located directly underneath the Terrace



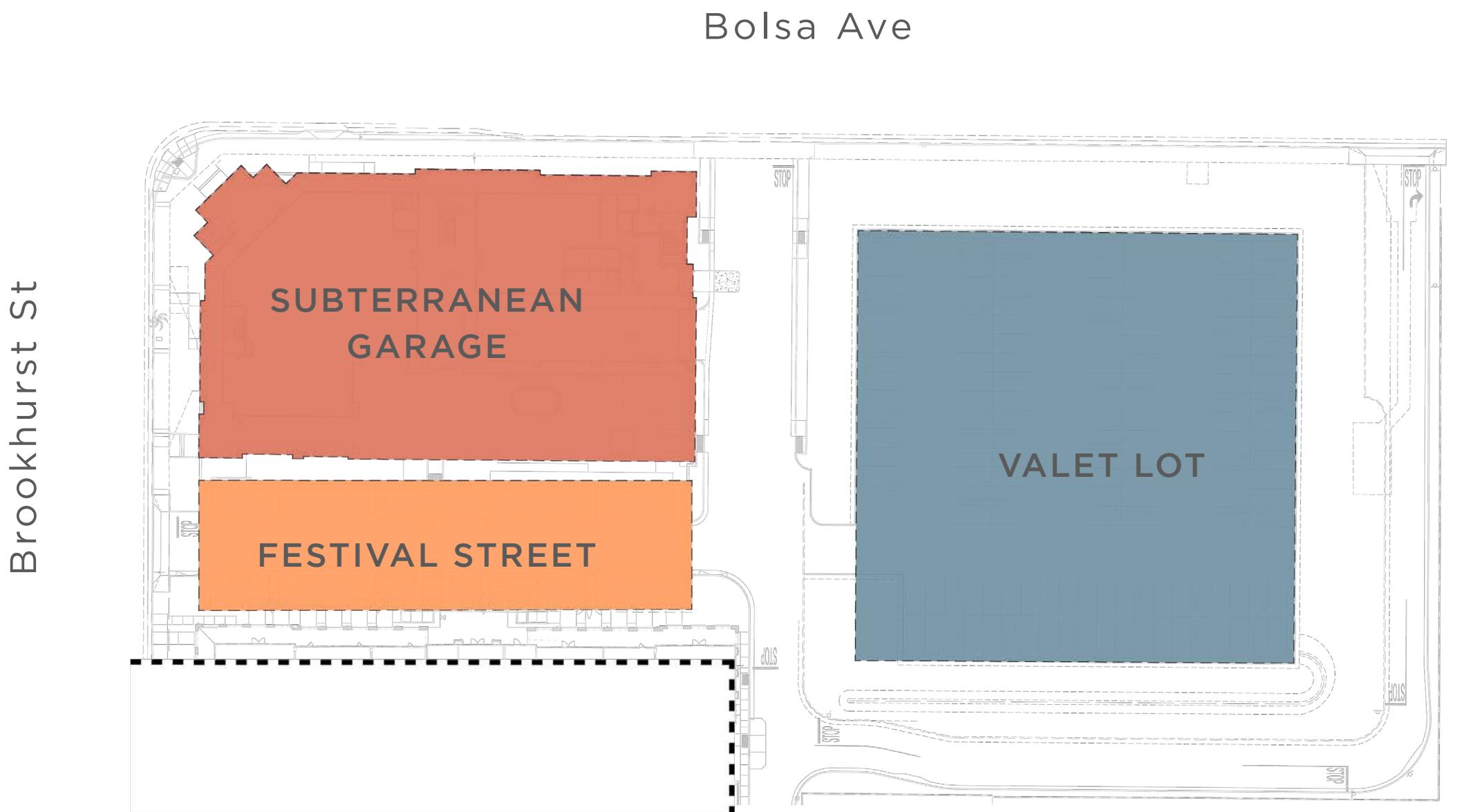
FESTIVAL STREET

42 spaces on grade along Festival Street corridor



VALET LOT

143 temporary overflow parking spaces located at the hotel site.
Overflow parking is a temporary use of this specific location
until construction of the hotel begins.



BOLSA ROW
HOTEL

The Bolsa Row Hotel will serve those traveling to Little Saigon and the surrounding Orange County areas. It also represents Westminster's first full-service hotel and only the 10th Wyndham Hotel with the "Wyndham Grand" designation in the United States. The intent is that Bolsa Row Hotel will be defined by its thoughtful design, first-class customer service and chic accommodations.

149 ROOMS

**OPERATING UNDER
THE WYNDHAM GRAND FLAG**

**24,000 SQUARE FEET OF MEETING
AND EVENT SPACE**





WESTMINSTER

LIFESTYLE

Introducing Westminster's newest destination for elevated shopping, dining, living, and playing. Bolsa Row seeks to offer best-in-class contemporary brands in an upscale environment, solidifying Little Saigon's position as one of Orange County's most dynamic cultural hubs.

SOPHISTICATED

UPSCALE

VIBRANT AND INCLUSIVE

SUPREME
LOCATION

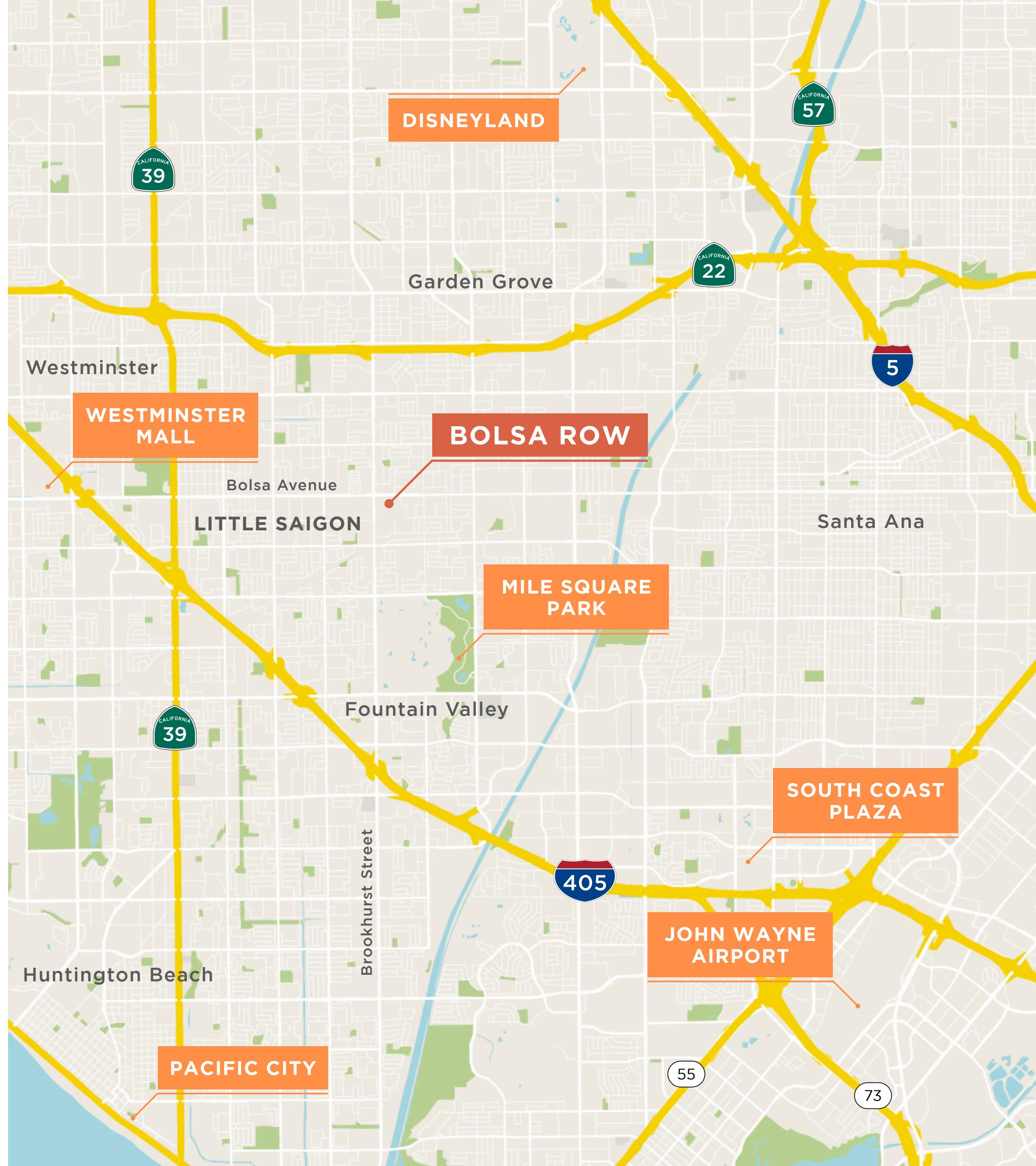
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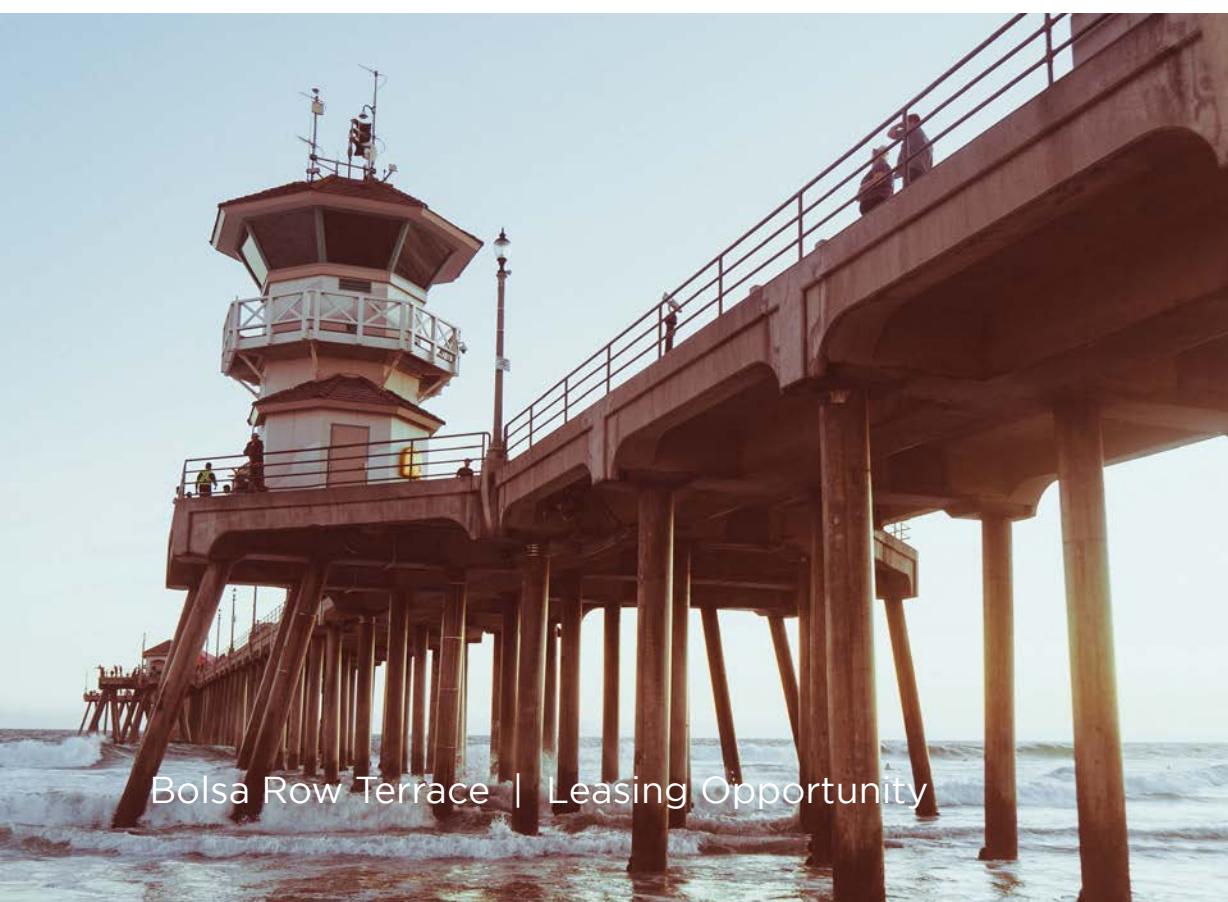
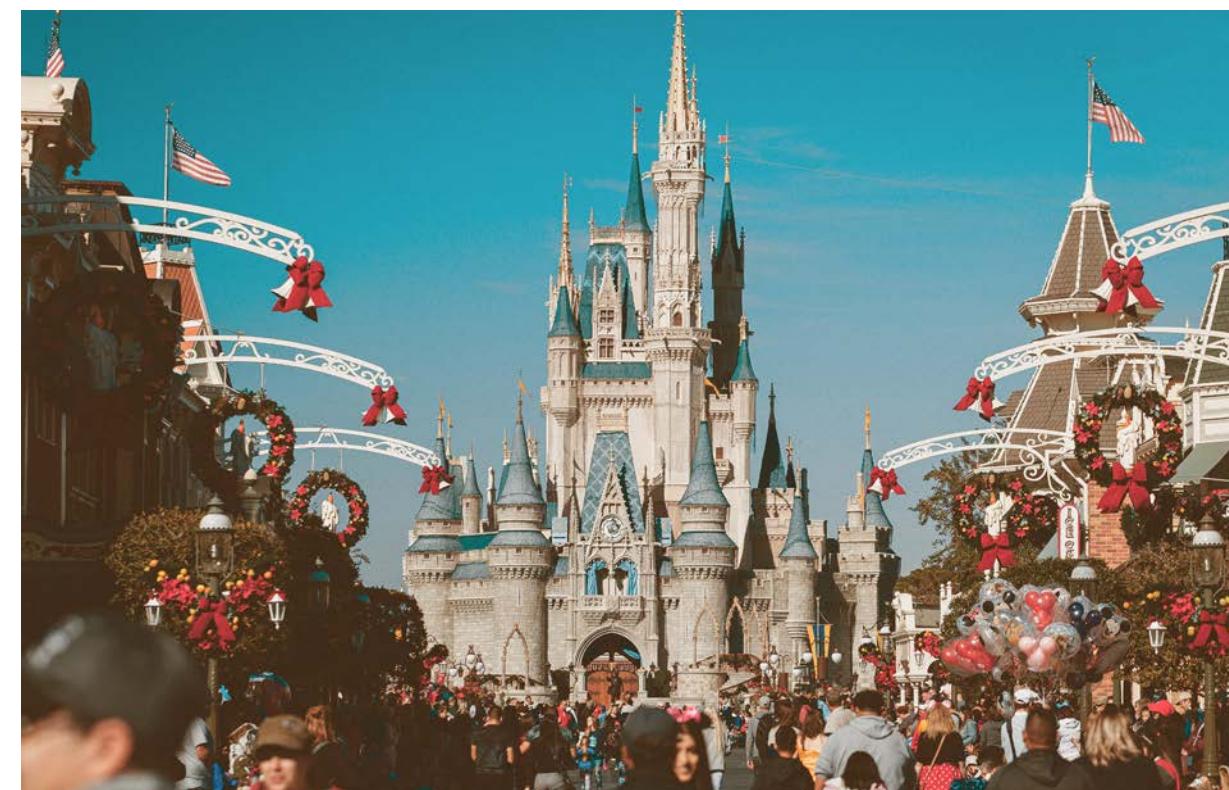
Bolsa Row is conveniently located on the SE corner of Brookhurst Street and Bolsa Avenue, the gateway of Westminster's vibrant Little Saigon district.

Within proximity to both the I-405 and SR-22 Freeways, your business will be at the center of Orange County's best and newest offering.

TRAFFIC COUNTS

Bolsa Avenue/Bushard St (W): 34,131 cars per day.
Brookhurst St/Bishop PI (S): 44,673 cars per day.





STUDY & ANALYSIS

DEMOGRAPHICS

RESIDENTIAL

200 on-site luxury apartment units composed of active and social professionals and regular prospective customers.

VISITORS

Orange County attracts more than 50 million tourists annually and is home to attractions such as Disneyland, South Coast Plaza and the coastline.

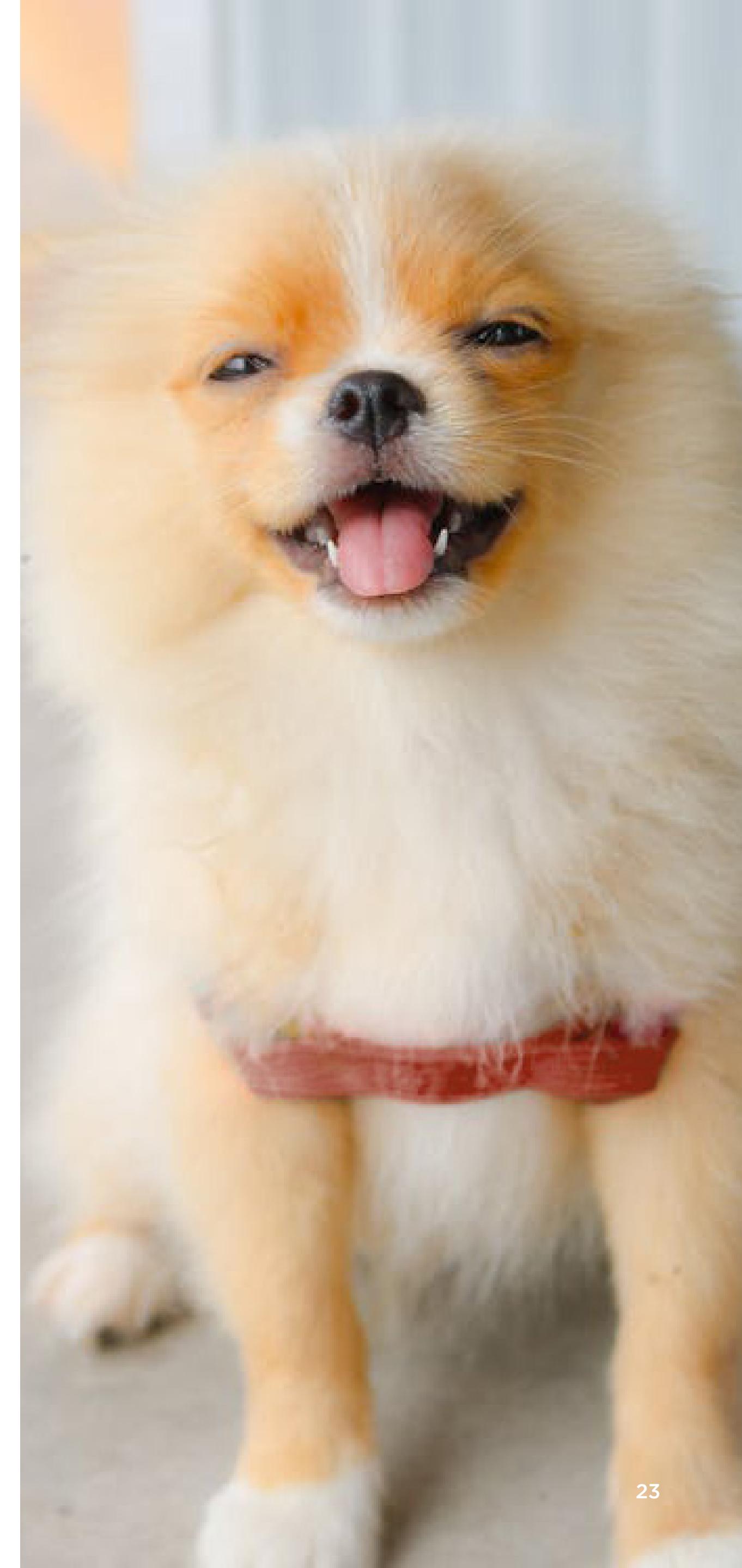
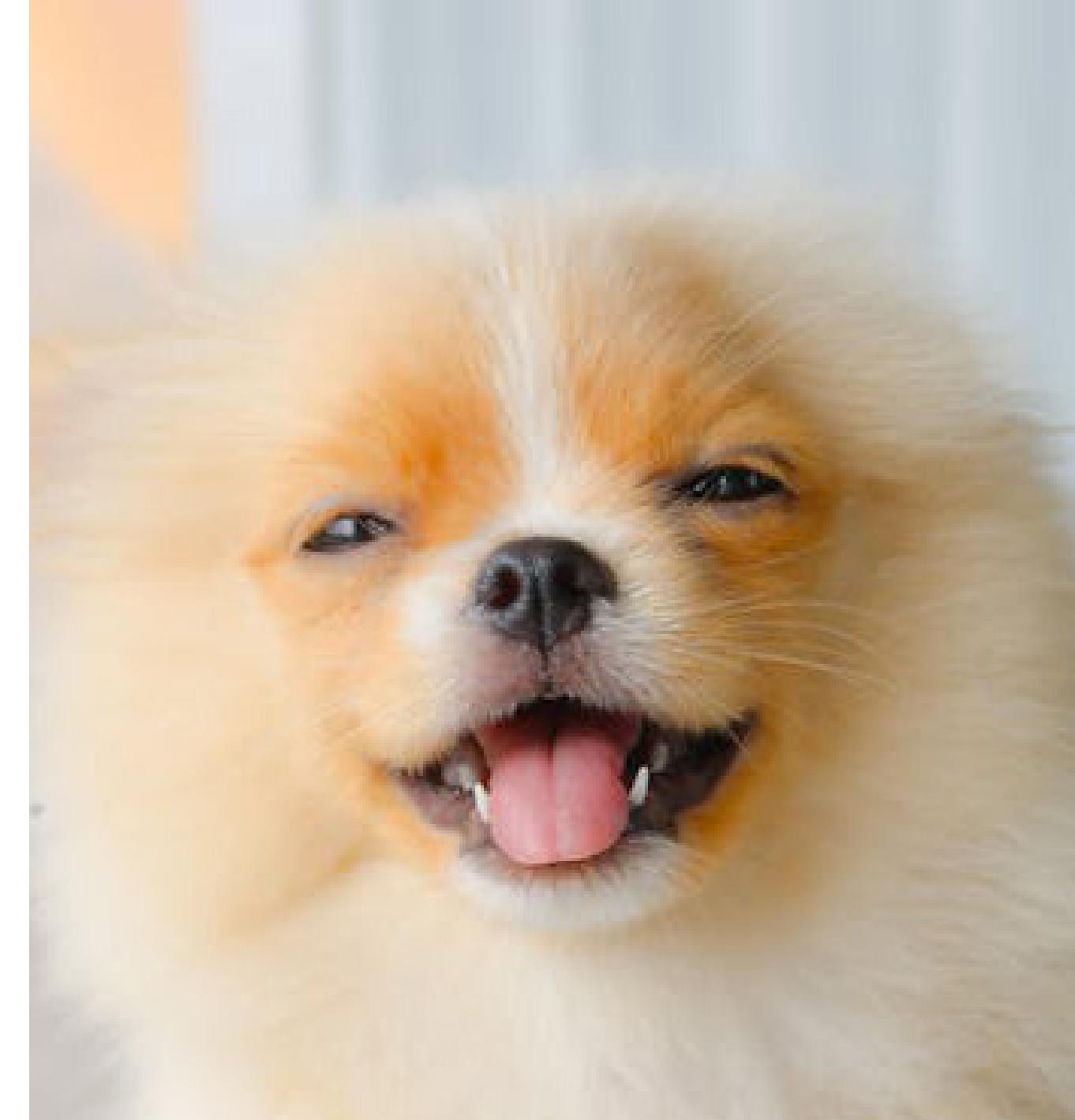
FUTURE HOTEL GUESTS

The onsite 149-room 4-star Wyndham Hotel will host domestic and international travelers.

LOCAL

Westminster has a population of 98K people, 40% of whom are Vietnamese Americans.

Bolsa Row
TERRACE



Bolsa Row TERRACE

10000 BOLSA AVENUE,
WESTMINSTER, CA



Retail & Restaurant
Leasing Opportunities

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