

LIBERTY SQUARE | 9938, 9852-9928

506 - 1,577 SF AVAILABLE

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9852- 9928 BOLSA AVE, WESTMINSTER, CA 92683



Liberty Square

Prime Retail Investment in the Heart of Little Saigon

- Prime Bolsa Avenue Frontage – Excellent exposure to one of Westminster's most trafficked retail corridors.
- Flexible Suite Sizes – Configurable spaces ideal for retail, medical, professional, or service uses.
- High Traffic & Visibility – Located in the core of the Little Saigon trade area with strong pedestrian and vehicle counts.
- Ample On-Site Parking – Convenient surface parking for customers and staff.
- Established Tenant Mix – Includes medical, dental, service, and specialty retailers, attracting consistent local foot traffic.
- Convenient Access – Easy connectivity to the 405 and 22 freeways and major Orange County arterials.

Lease Opportunity – 9938 & 9928 Bolsa Avenue, Westminster, CA 92683

Positioned in the heart of Westminster's vibrant Little Saigon district, 9928–9938 Bolsa Avenue offers highly visible, multi-tenant retail and service spaces ideal for a wide range of uses. This well-established commercial center is surrounded by dense residential neighborhoods and a thriving mix of restaurants, professional offices, and specialty retailers that drive consistent daily traffic.

Built with flexibility in mind, the property accommodates a variety of retail, medical, and service-oriented tenants, with prominent signage and easy access from Bolsa Avenue – one of the busiest and most recognized commercial corridors in Orange County.

Zoning: C1 (Local Business, Community Commercial)



Zoning Uses

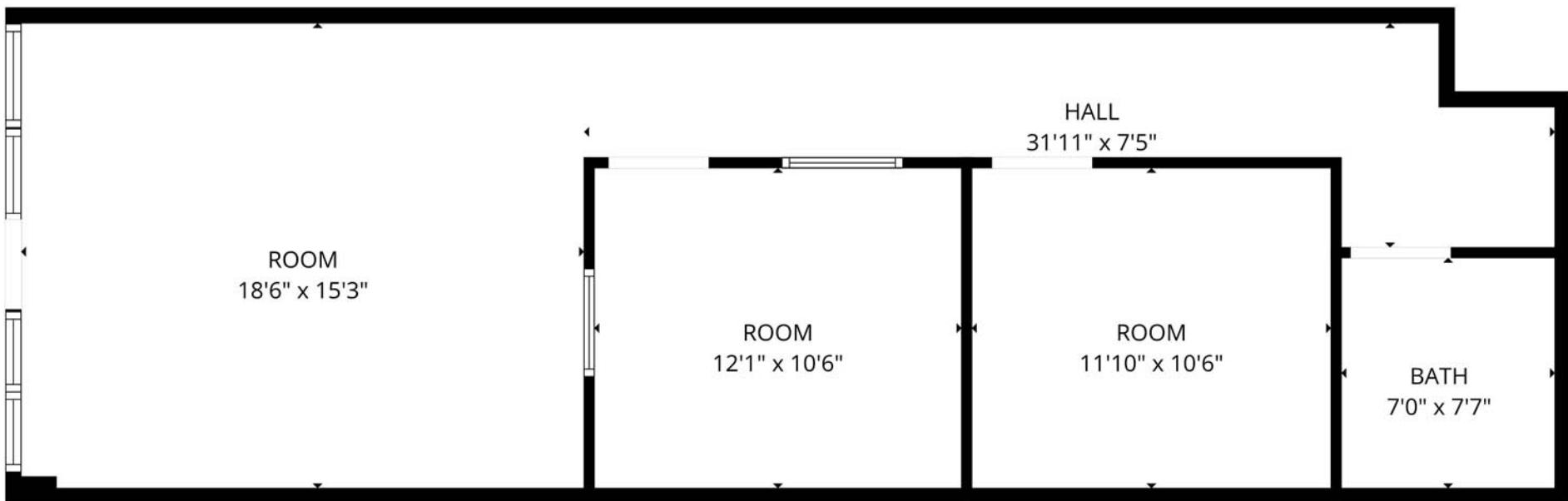
Site Map



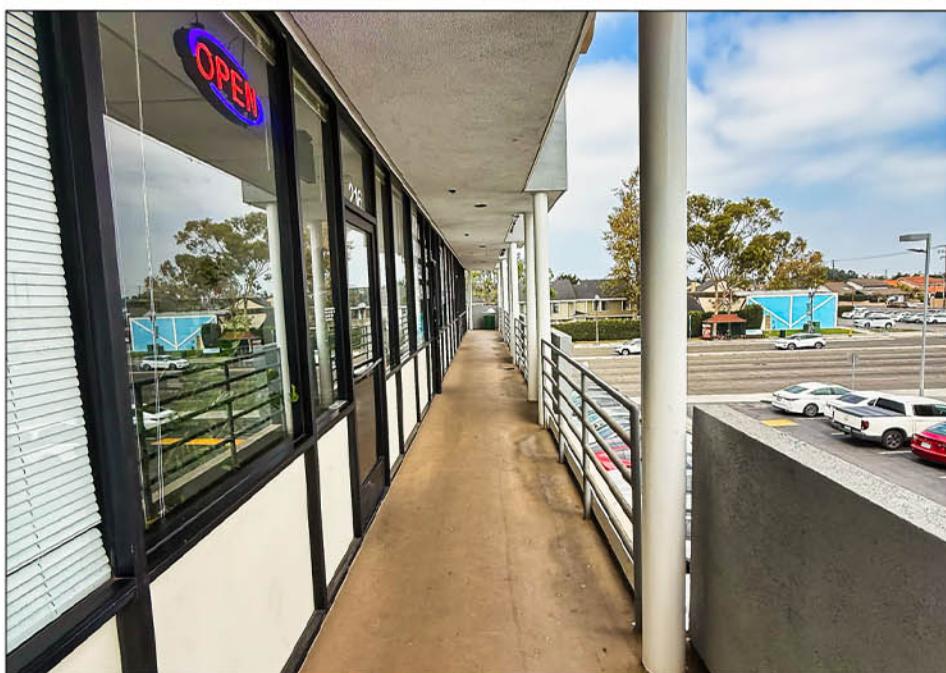
Active

Name	Space Type	Space Size	Lease Rate	Lease Term
211-212	Neighborhood Center	1,577 SF	\$1.75 SF/month	Negotiable
217	Neighborhood Center	806 SF	\$1.75 SF/month	Negotiable
9912	Neighborhood Center	506 SF	\$2.00 SF/month	Negotiable

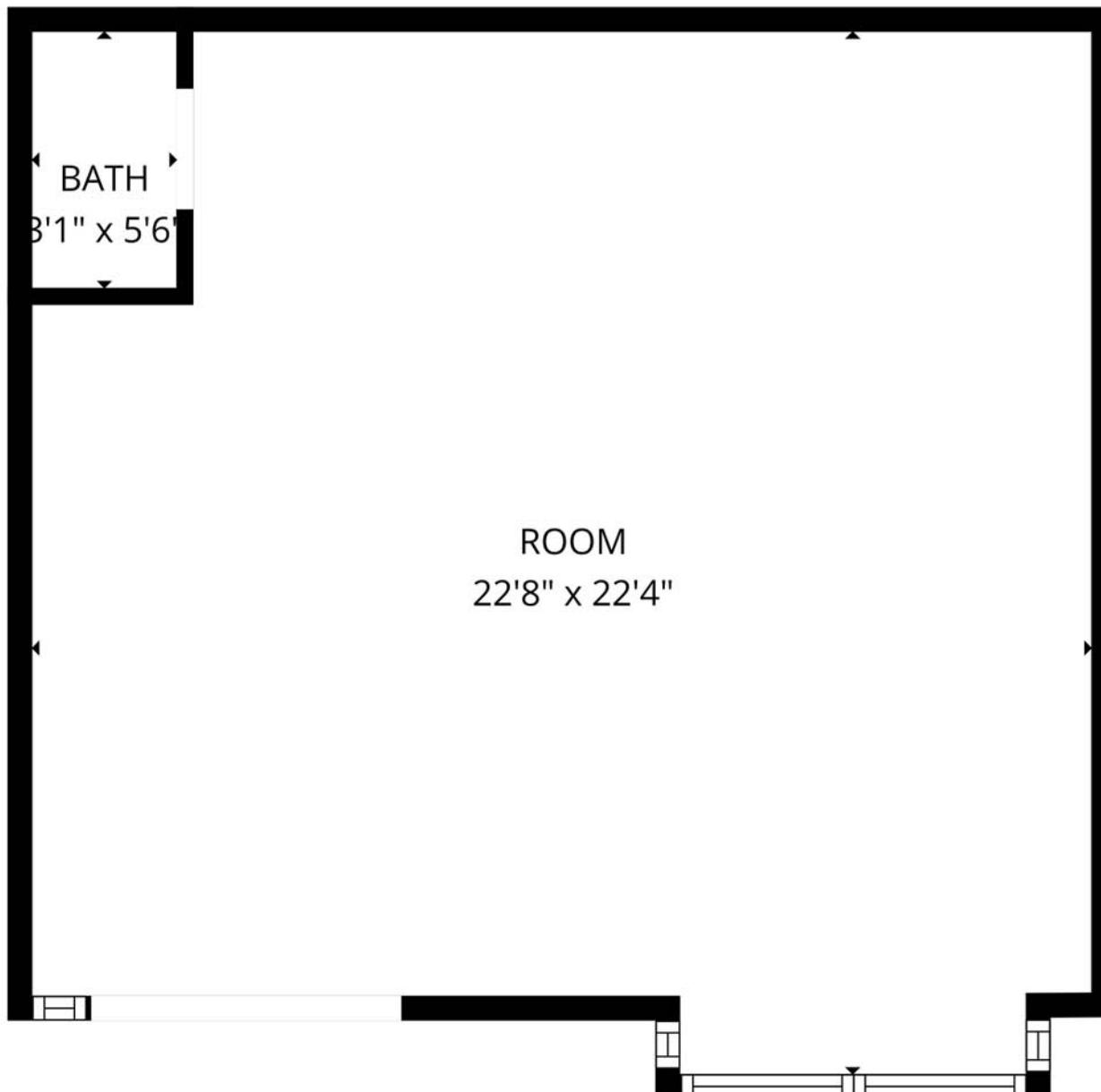
2nd Floor - 217 - Floor Plan - \$1.75 sf/mo



2nd Floor 217 - 806 SF - \$1.75 sf/mo

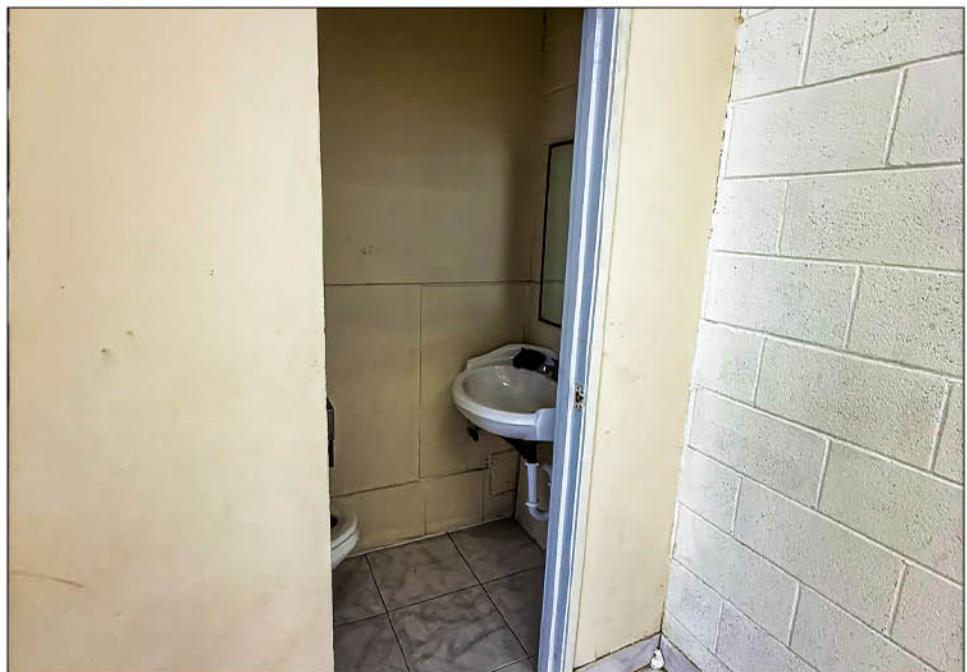
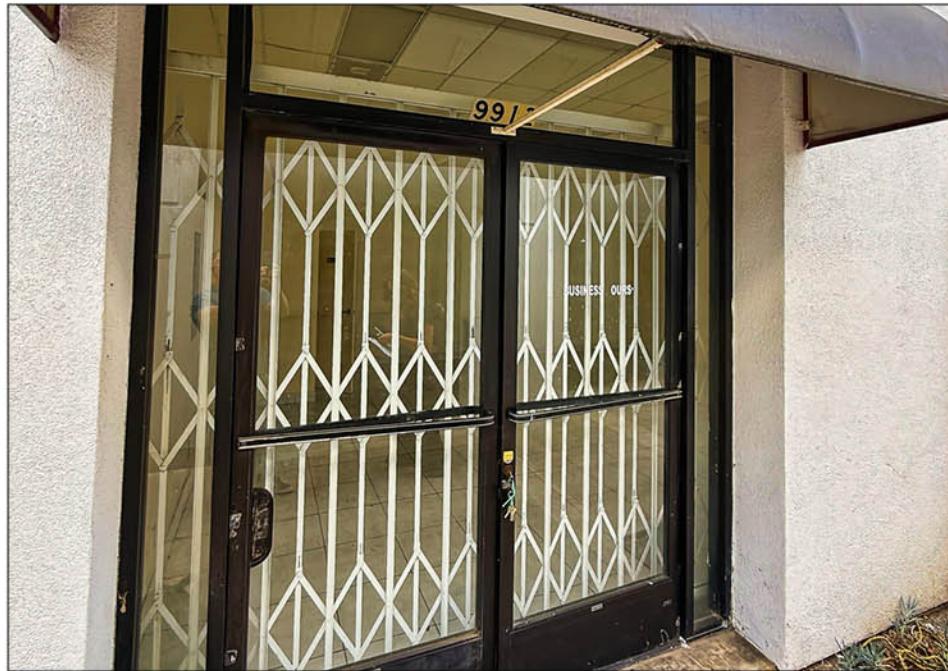


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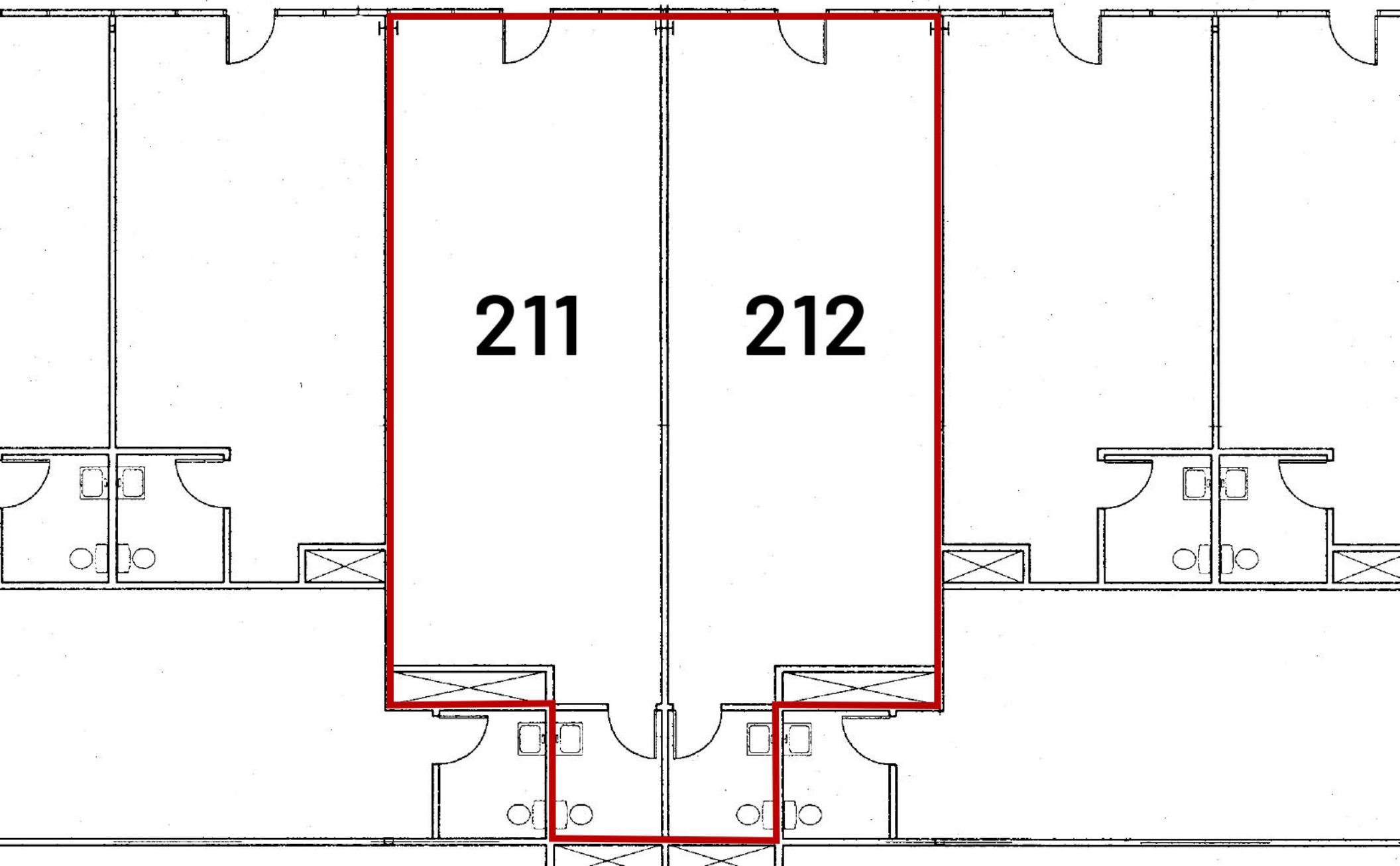
Unit 9912 - 506 SF - \$2.00 sf/mo

HELM
PROPERTIES



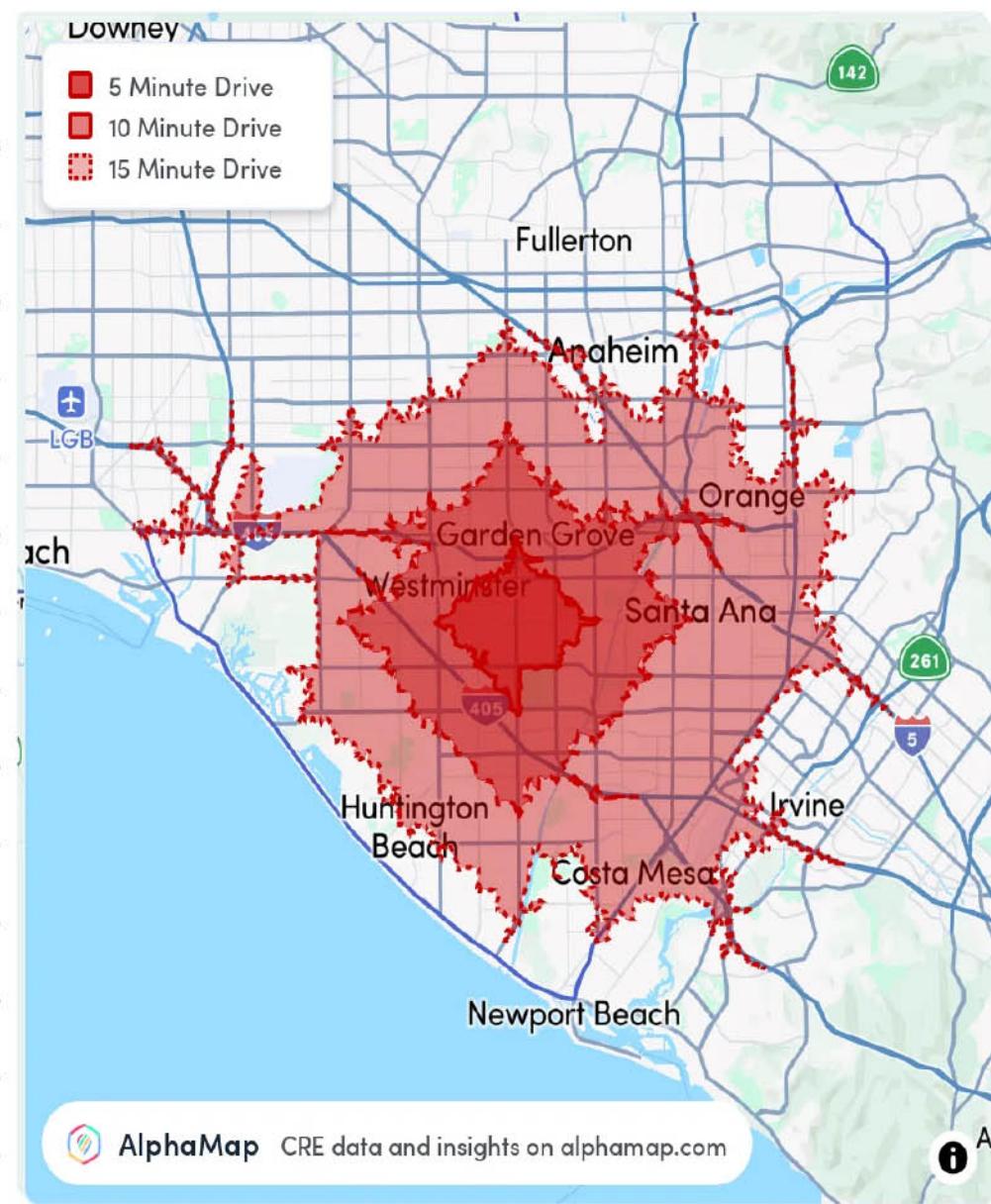
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2nd Floor 211 & 212 - Floor Plan - \$1.75 sf/mo

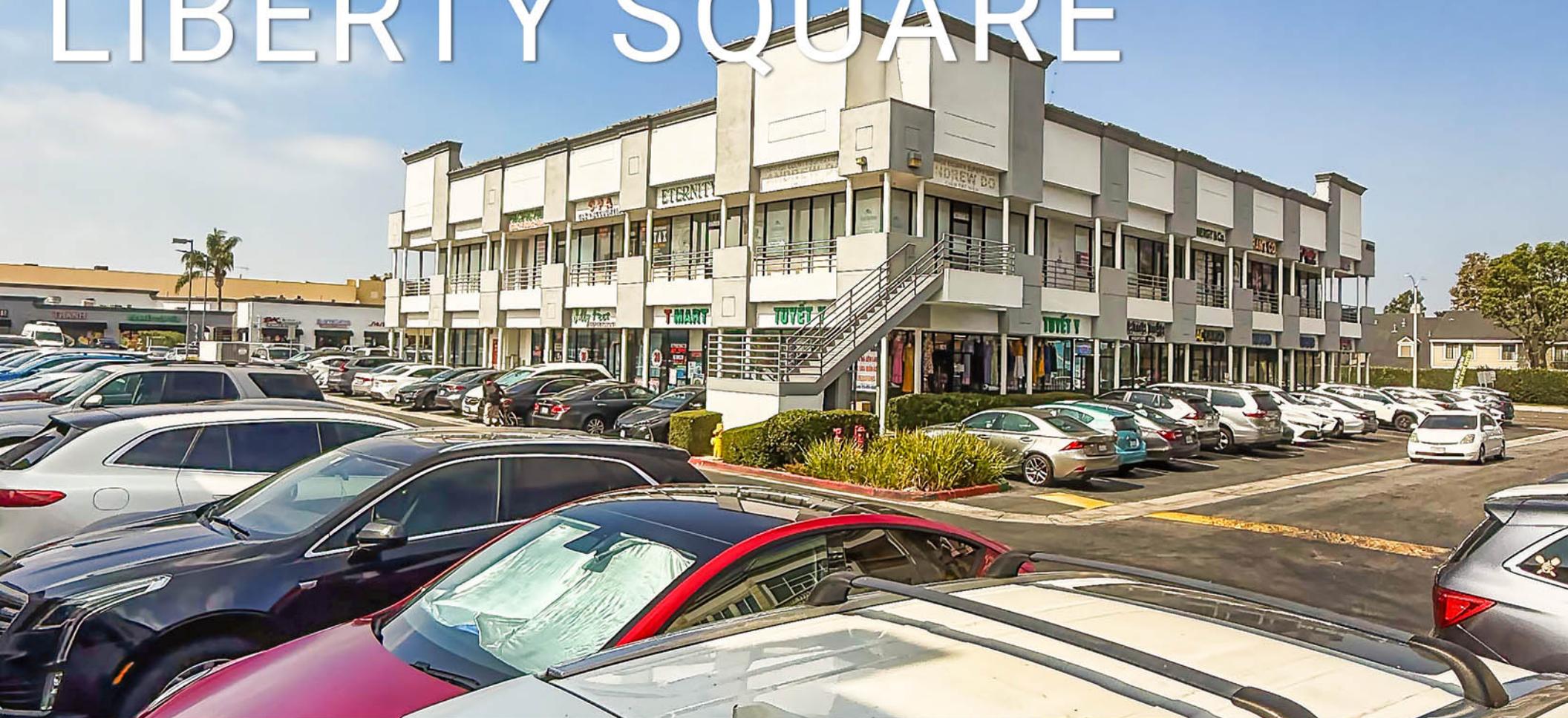


DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	66,503	349,827	1,009,908
Average Age	43	41	40
Average Age (Male)	42	40	39
Average Age (Female)	44	42	41
Total Households	17,879	101,591	309,275
Persons per HH	3.7	3.4	3.3
Average HH Income	\$110,691	\$110,510	\$120,259
Average House Value	\$751,933	\$776,160	\$823,119
Per Capita Income	\$29,916	\$32,502	\$36,442
Population White	8,047	71,722	297,025
Population Black	485	3,965	15,116
Population American Indian	591	4,603	19,412
Population Asian	43,248	148,990	256,098
Population Pacific Islander	262	1,358	3,819
Population Other	8,680	77,261	267,887



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