

10000 BOLSA AVENUE, WESTMINSTER, CA

LEASE PLAN

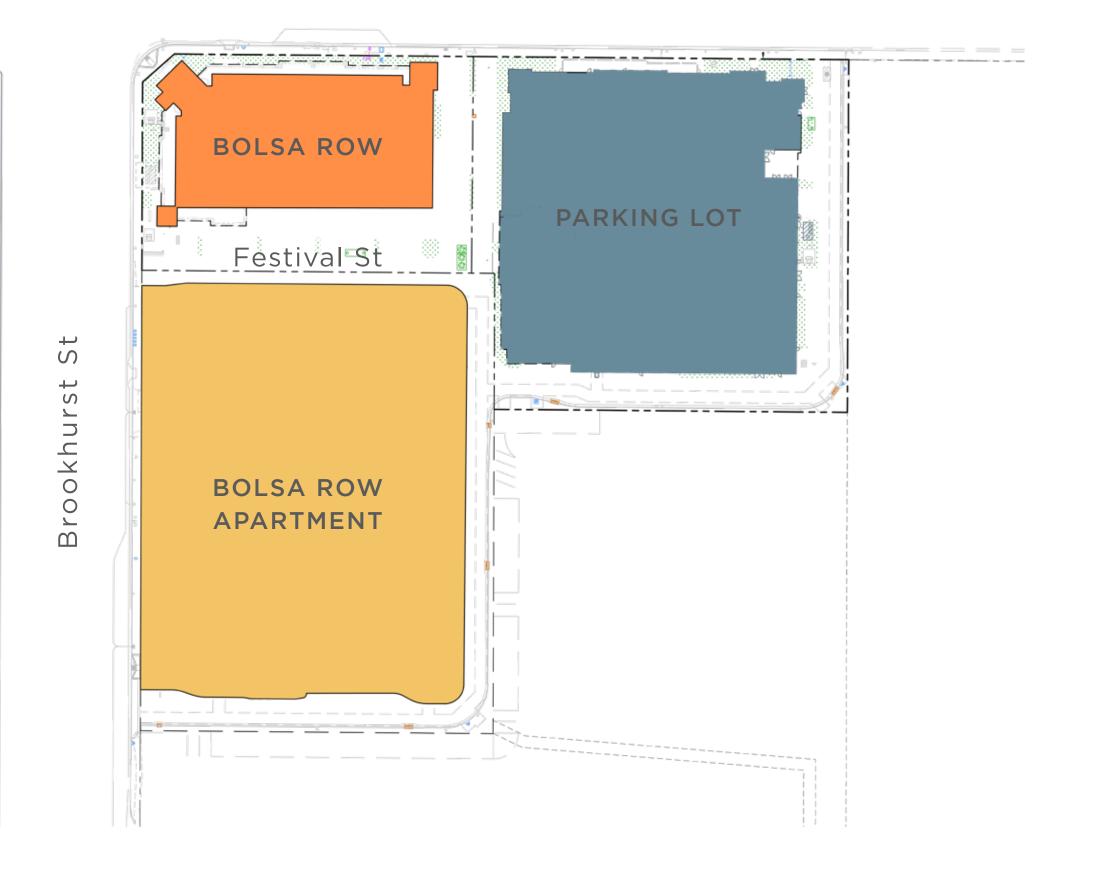








Bolsa Ave



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.

APARTMENTS

Residences & Retail / Restaurant Space)

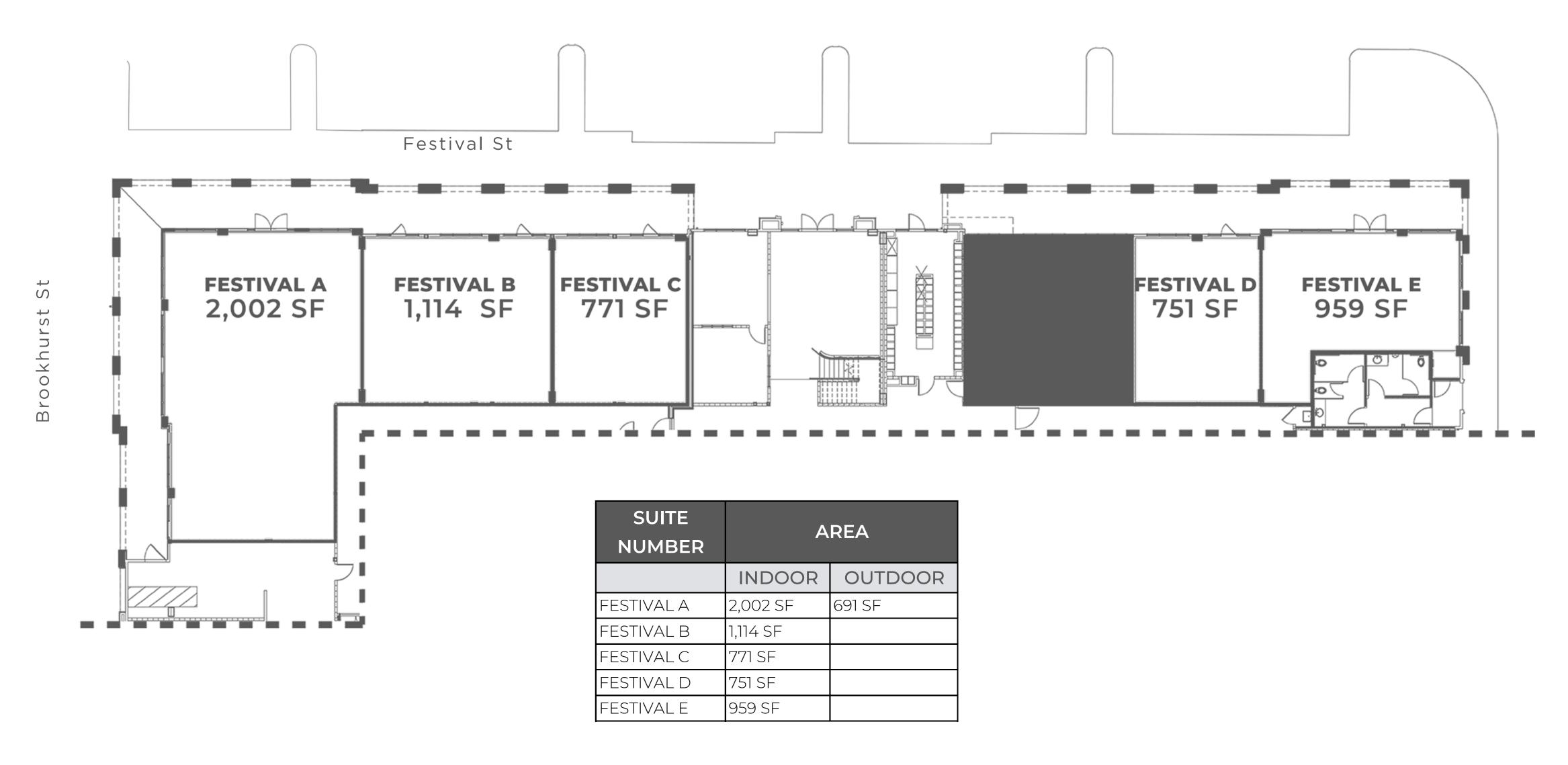
BOLSA ROW TERRACE

Retail & Restaurant Space





FESTIVAL STREET SOUTH SIDE

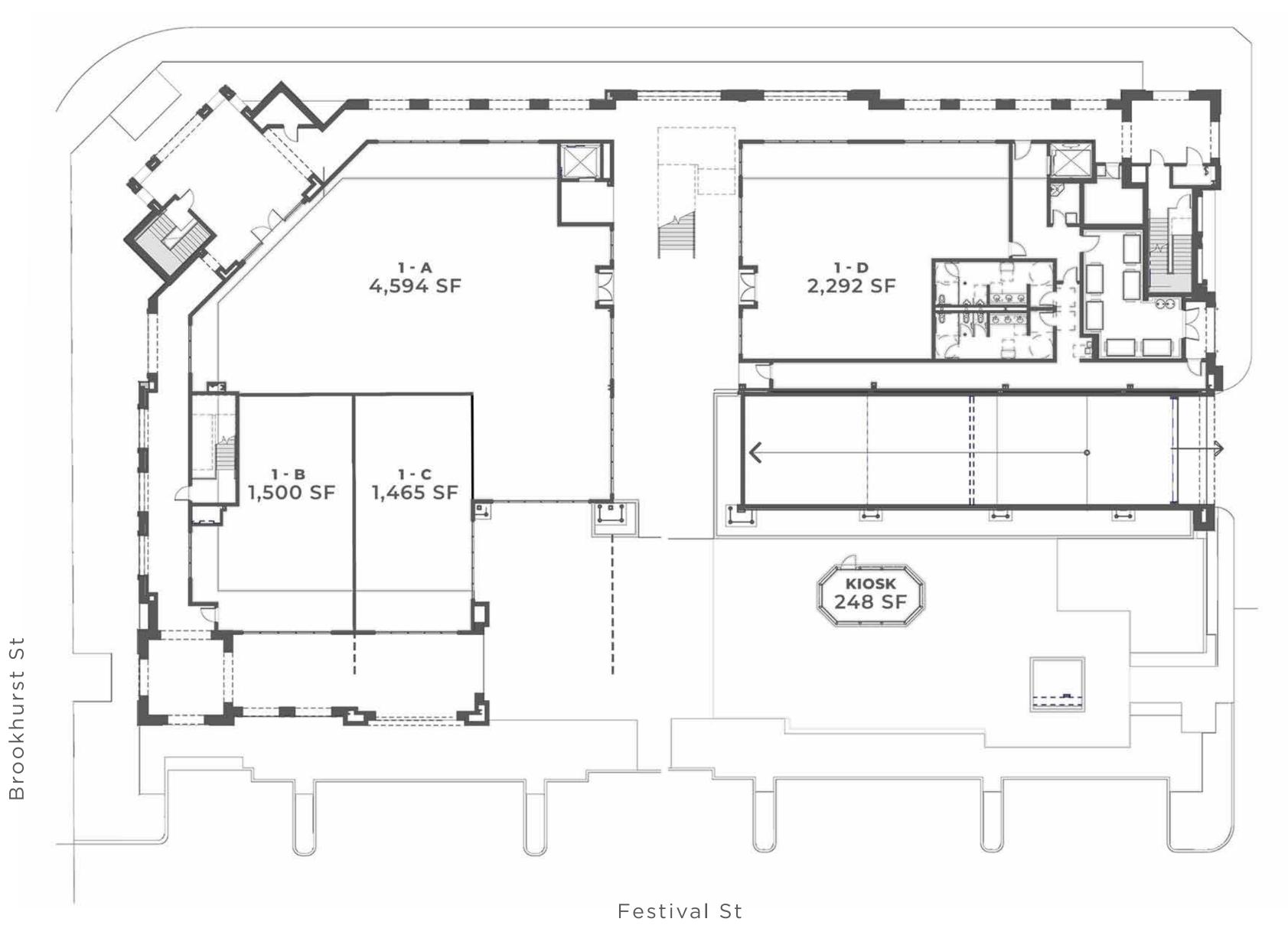


Festival Street South Side | 0**4** Bolsa Row Terrace | Lease Plan

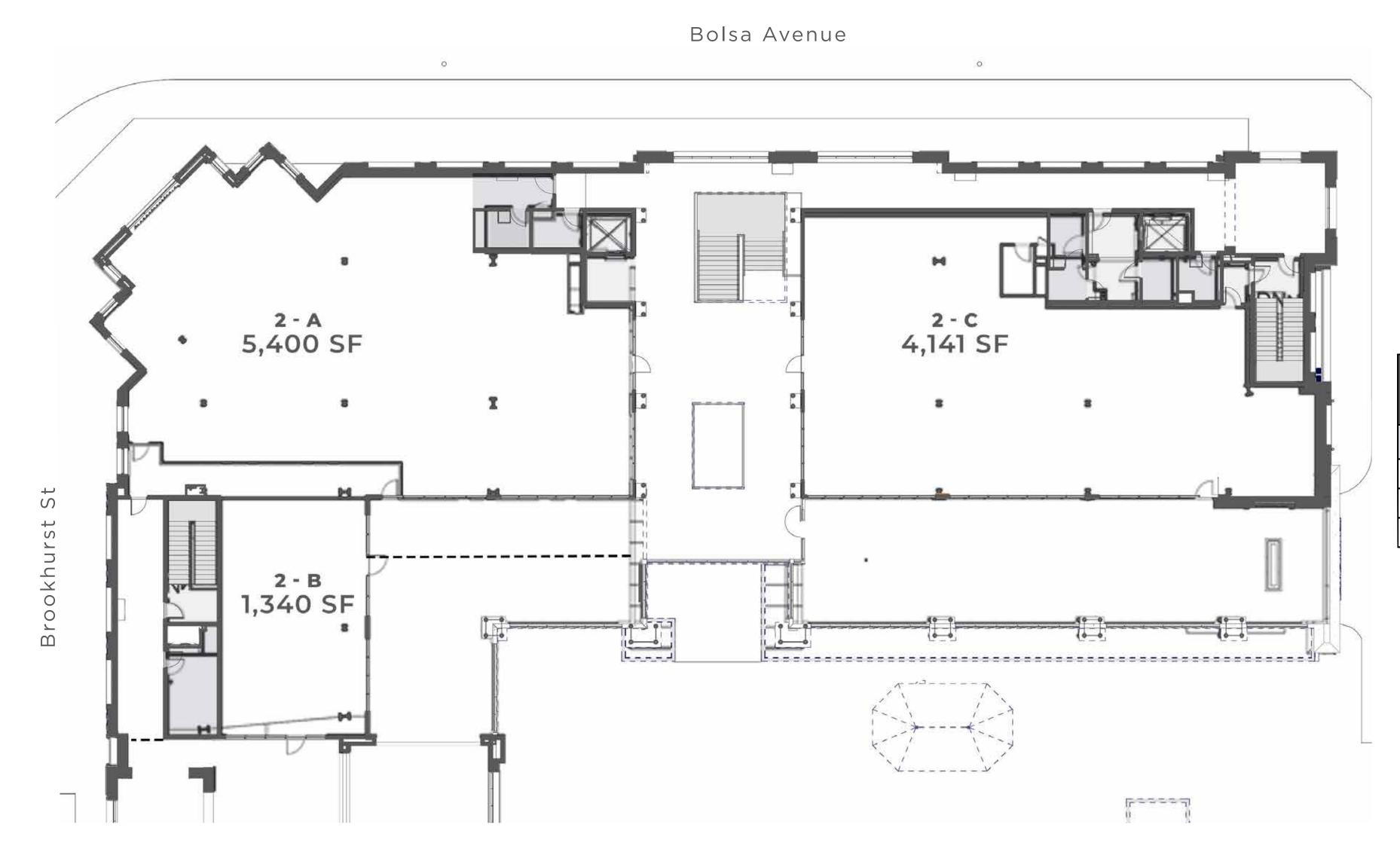


GROUND LEVEL

SUITE NUMBER	AREA	
	INDOOR	OUTDOOR
1 - A	3,846 SF	
1 - B	1,500 SF	
1 - C	2,085 SF	1,850 SF
1 - D	2,292 SF	
KIOSK	248 SF	TBD







SECOND LEVEL

SUITE NUMBER	AREA	
	INDOOR	OUTDOOR
2 - A	5,400 SF	
2 - B	1,340 SF	2,788 SF
2 - C	4,141 SF	2,369 SF



PARKING AT

BOLSA ROW



SUBTERRANEAN GARAGE

77 spaces located directly underneath the Terrace



FESTIVAL STREET

44 spaces on grade along Festival Street corridor



PARKING LOT

114 overflow parking spaces

SUBTERRANEAN
GARAGE
77 SPACES
PARKING LOT
114 SPACES

FESTIVAL STREET
44 SPACES

Bolsa Ave

Parking | 07





SUPREME

LOCATION

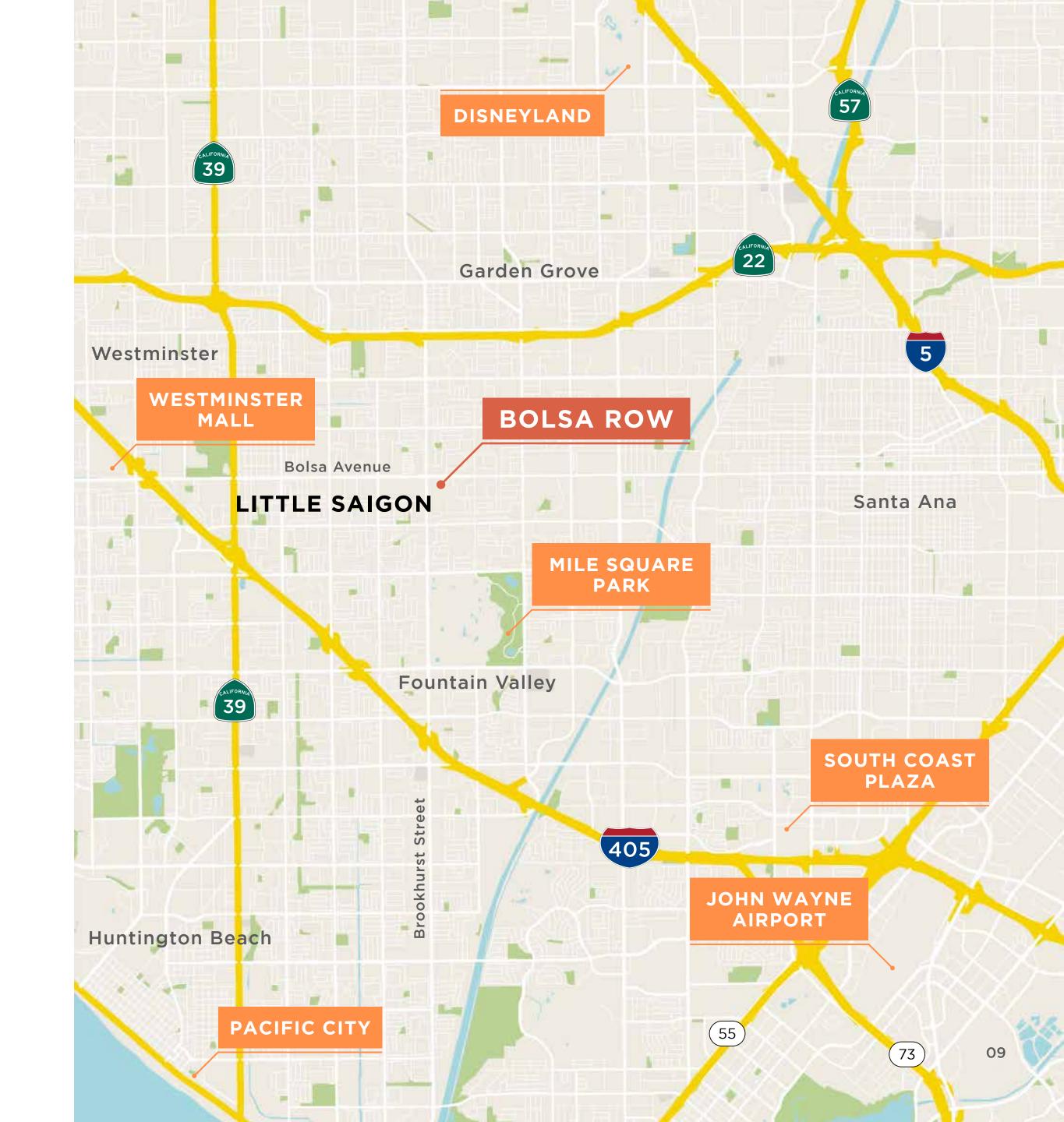
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Bolsa Row is conveniently located on the SE corner of Brookhurst Street and Bolsa Avenue, the gateway of Westminster's vibrant Little Saigon district.

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

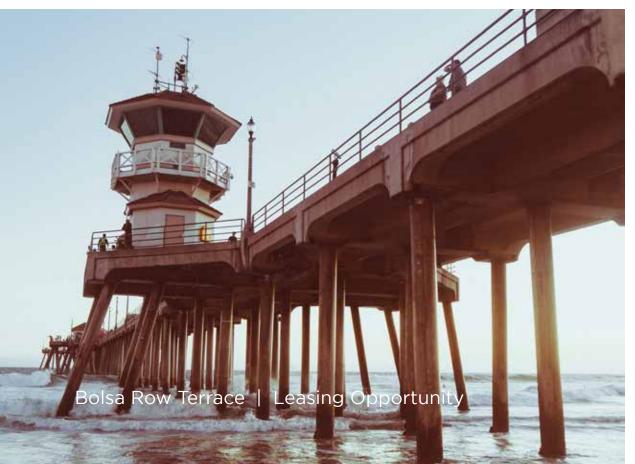
Bolsa Avenue/Bushard St (W): 34,131 cars per day. Brookhurst St/Bishop PI (S): 44,673 cars per day.













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.

LOCAL

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

