



# Bolsa Row

## TERRACE

10000 BOLSA AVENUE, WESTMINSTER, CA

WHERE HISTORY LOOKS FORWARD

Bolsa Row  
TERRACE

# RESTAURANT & RETAIL LEASING OPPORTUNITIES

IN THE GATEWAY TO LITTLE SAIGON

10000 Bolsa Avenue, Westminster, CA



Bolsa Row  
TERRACE



**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

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**

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**STUDIO, 1, 2 AND 3 BEDROOM LAYOUTS**

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**6,574 SQUARE FEET OF  
GROUND FLOOR RETAIL SPACE**

Bolsa Row  
TERRACE

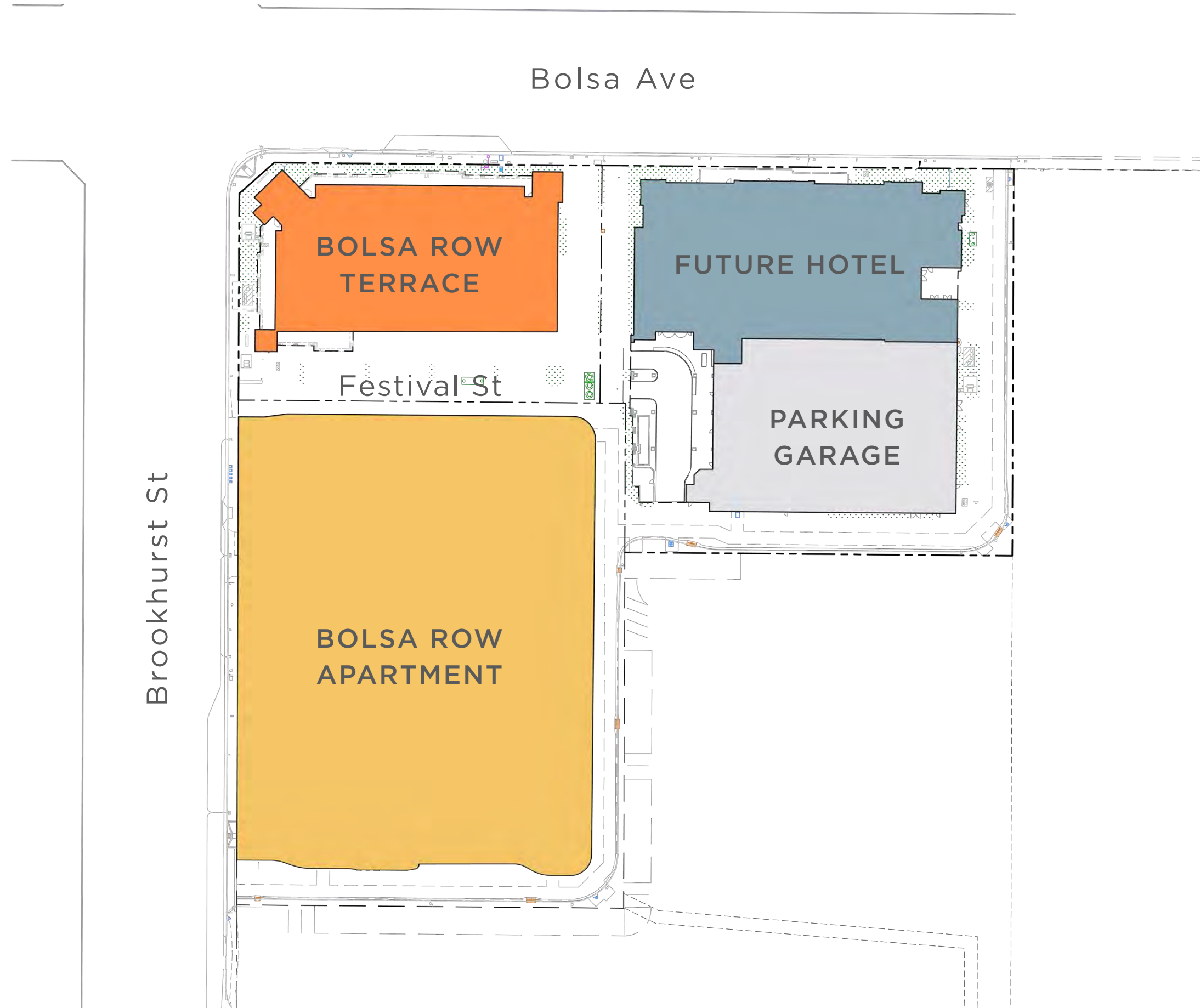
BOLSA ROW  
HOTEL

BOLSA ROW  
APARTMENTS



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

Brookhurst St



RETAIL 1  
7,431 SF

RETAIL 2  
2,292 SF

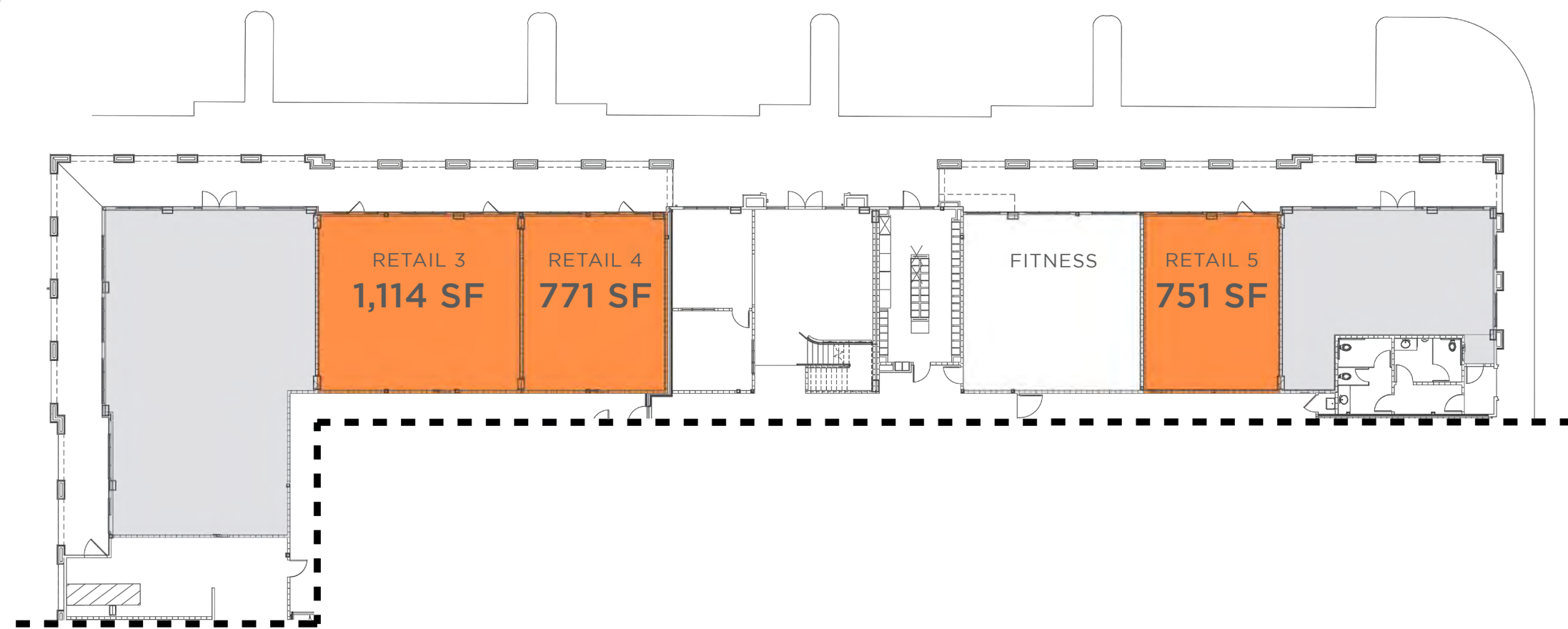
GROUND LEVEL



RETAIL 1



RETAIL 2



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**

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**OUTDOOR PATIO SPACE**

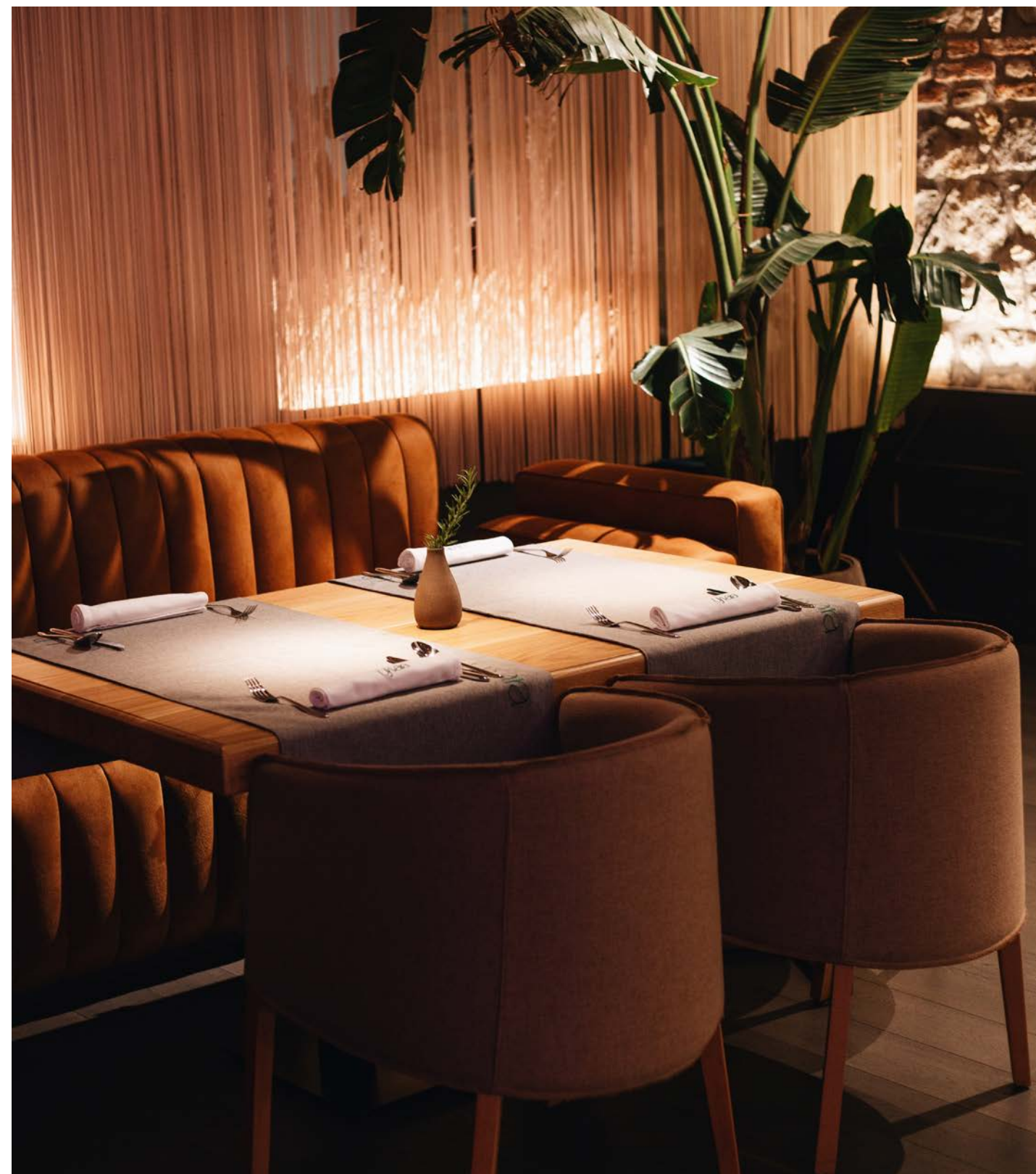
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**CONVENIENT PARKING IN  
AND AROUND THE PROJECT**

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**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

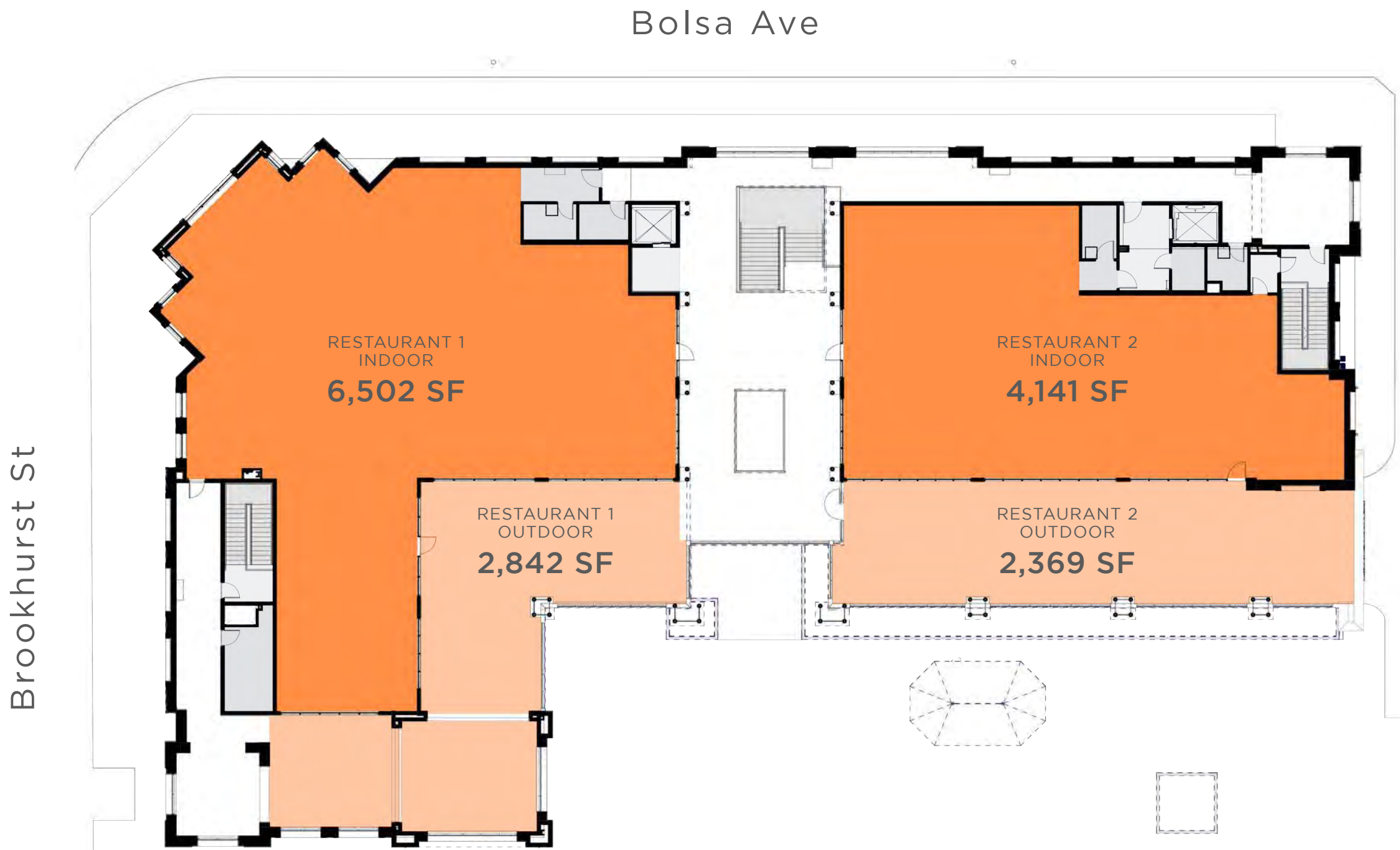
**2,002 FT**

Ground-level in Bolsa Row Apartments

RESTAURANT 4

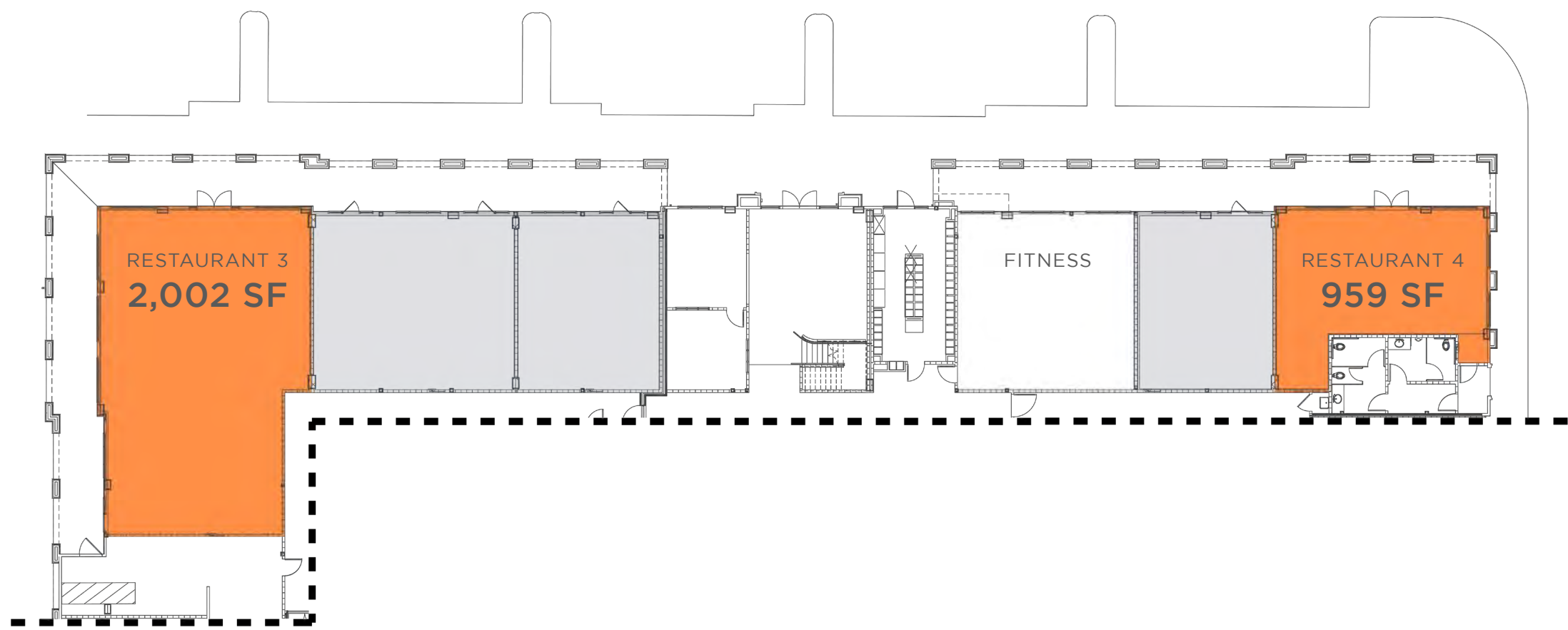
**959 SQ FT**

Ground-level in Bolsa Row Apartments



**SECOND LEVEL**



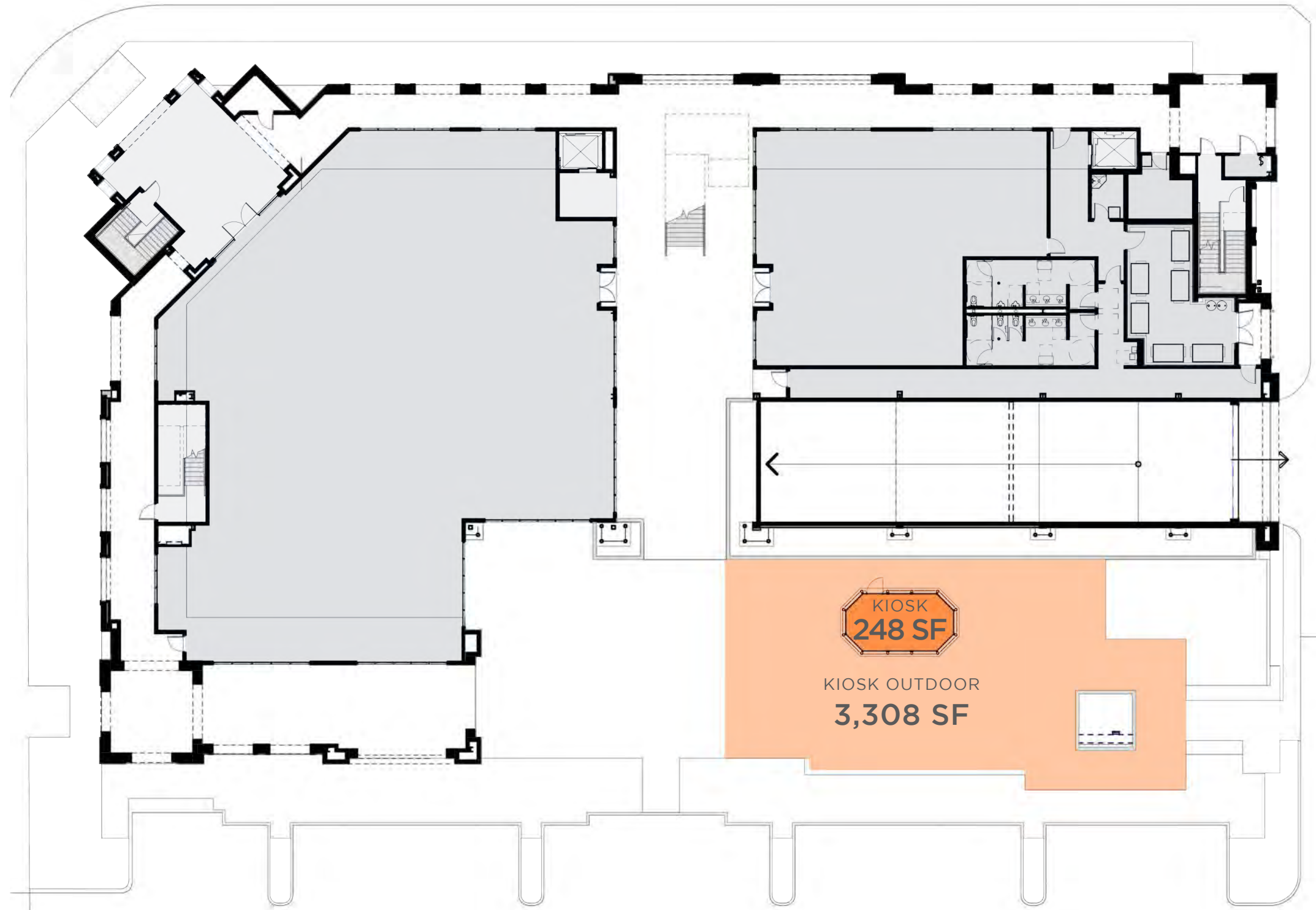


GROUND LEVEL



Bolsa Ave

Brookhurst St



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

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**FESTIVAL STREET**

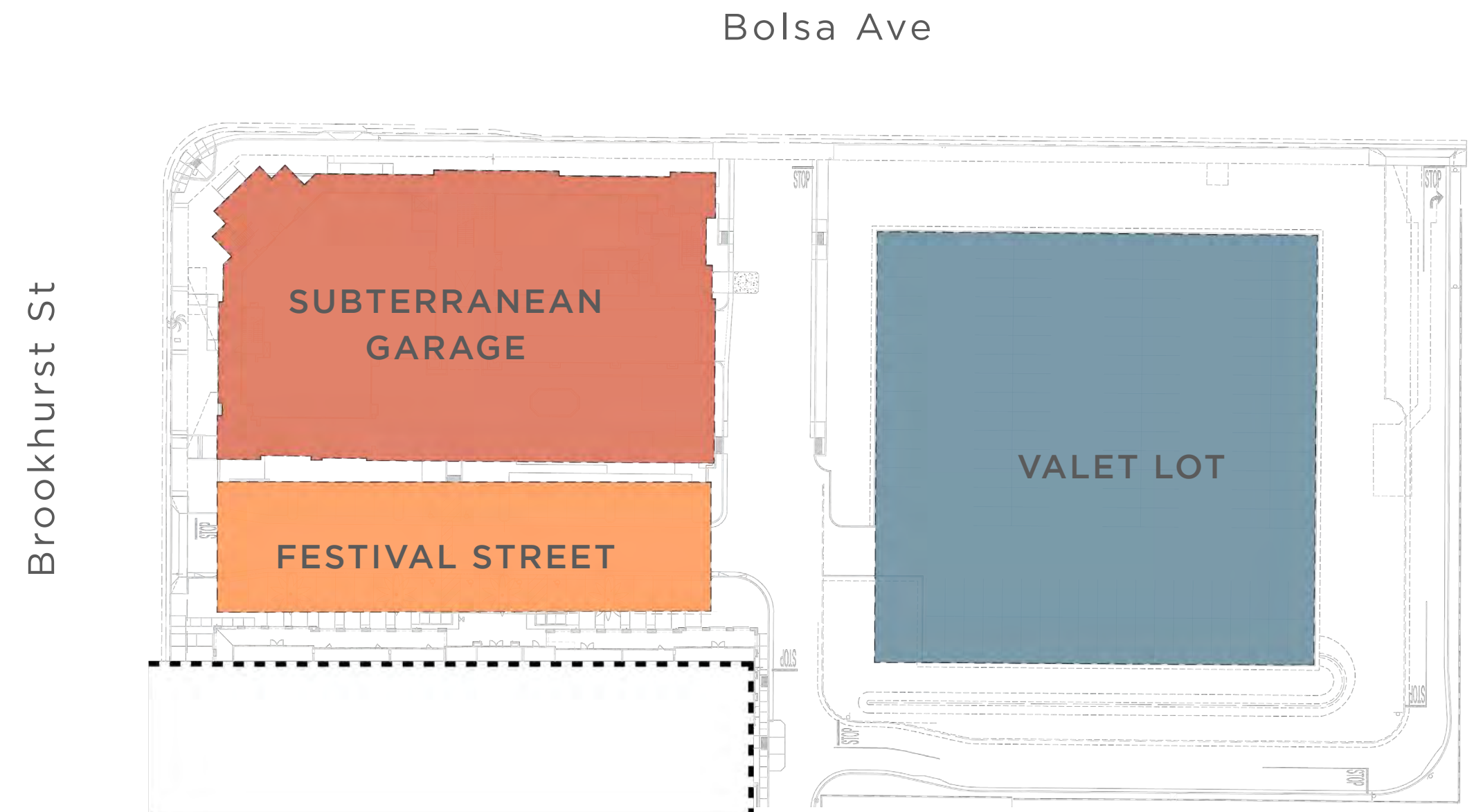
42 spaces on grade along Festival Street corridor

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**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**

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**OPERATING UNDER  
THE WYNDHAM GRAND FLAG**

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**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**

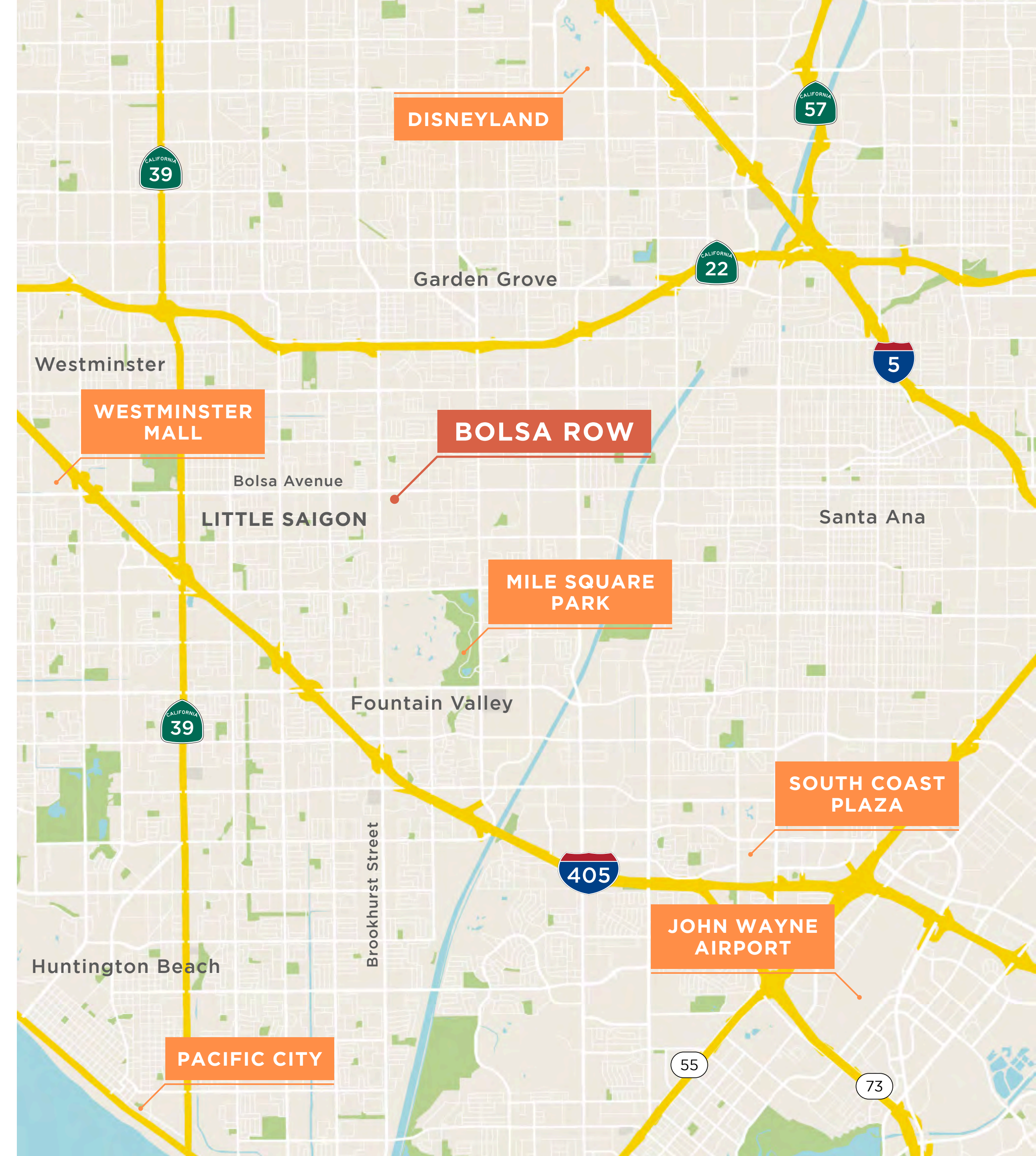
**10000 BOLSA AVENUE, WESTMINSTER, CA**

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 Pl (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.

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## VISITORS

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

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## FUTURE HOTEL GUESTS

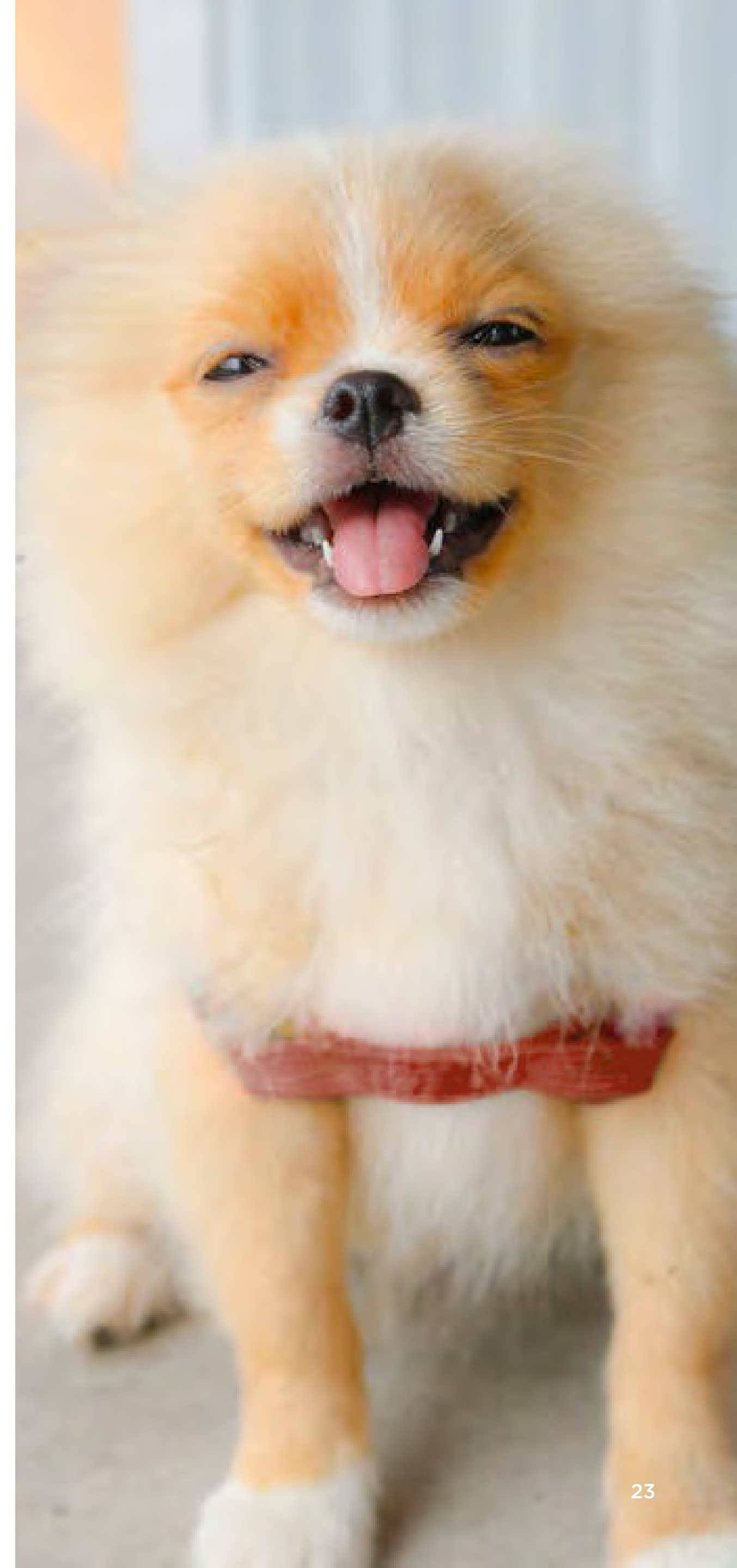
The onsite 149-room 4-star Wyndham Hotel will host domestic and international travelers.

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## 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

**TOM GIOIA** | SENIOR VICE PRESIDENT  
CALDRE 01219394  
949.790.3124  
TGIOIA@LEEIRVINE.COM

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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IP WESTMINSTER

