

Saigon Center

10451 Bolsa Avenue
Westminster, CA 92683

Subject Property

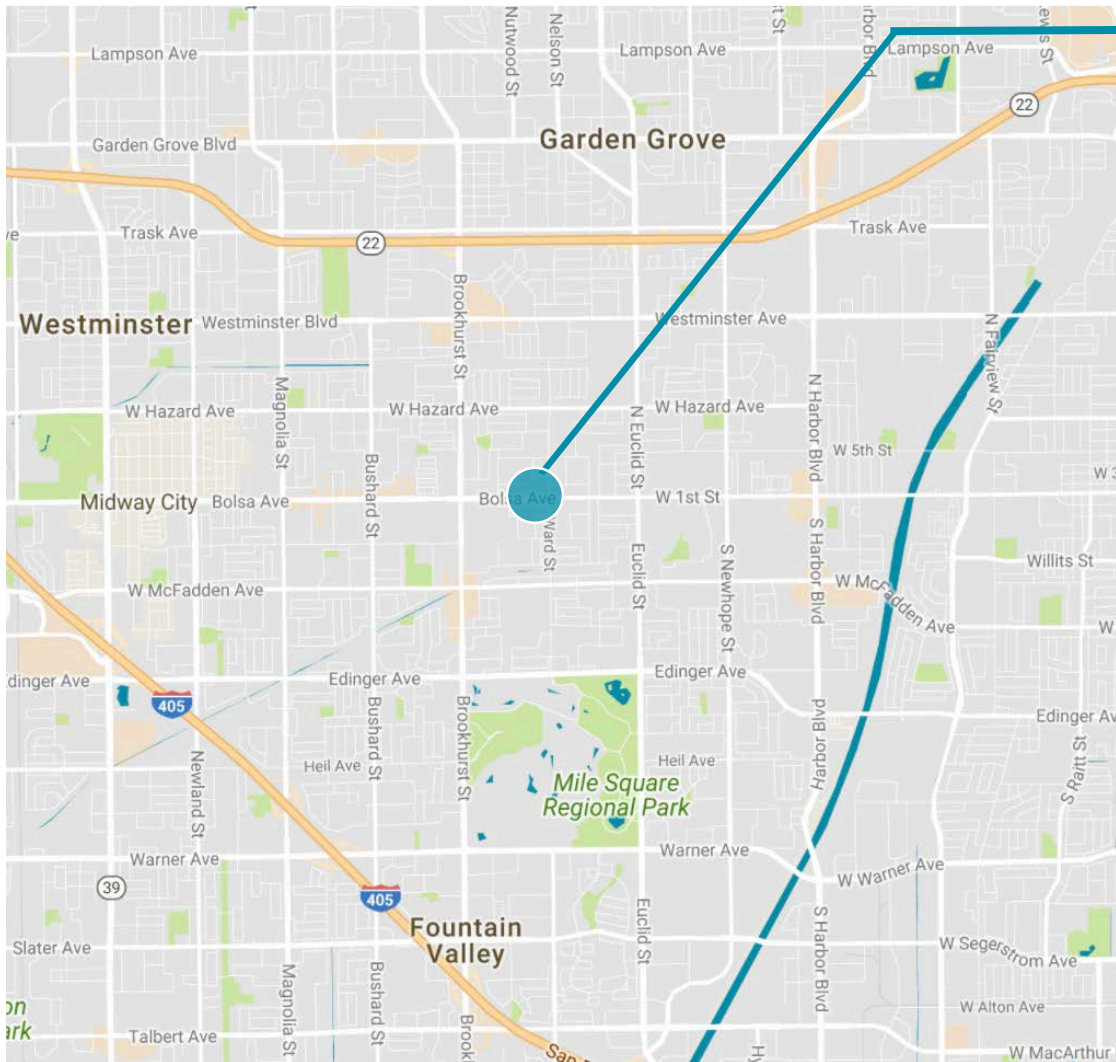


Bolsa Avenue

Ward Street

For Lease Saigon Center

10451 Bolsa Avenue
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Property Highlights:

- Good frontage and visibility on Bolsa Ave.
- Located on the signalized intersection on the Northwest corner of Bolsa Avenue and Ward Street
- Very dense trade area with approx. 40,242 residents in a 1 mile radius
- Tenant mix is appropriate for the 63% majority Asian demographic in a 1 mile radius
- Ethnic restaurants and local tenants cater to the heavy Asian demographic
- Current Tenants draw repeat customers
- Small space sizes

Demographics:

2017 Estimates	1 MILE	2 MILE	3 MILE
Population	38,423	133,462	294,395
AHH Income	\$72,230	\$76,708	\$75,144

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