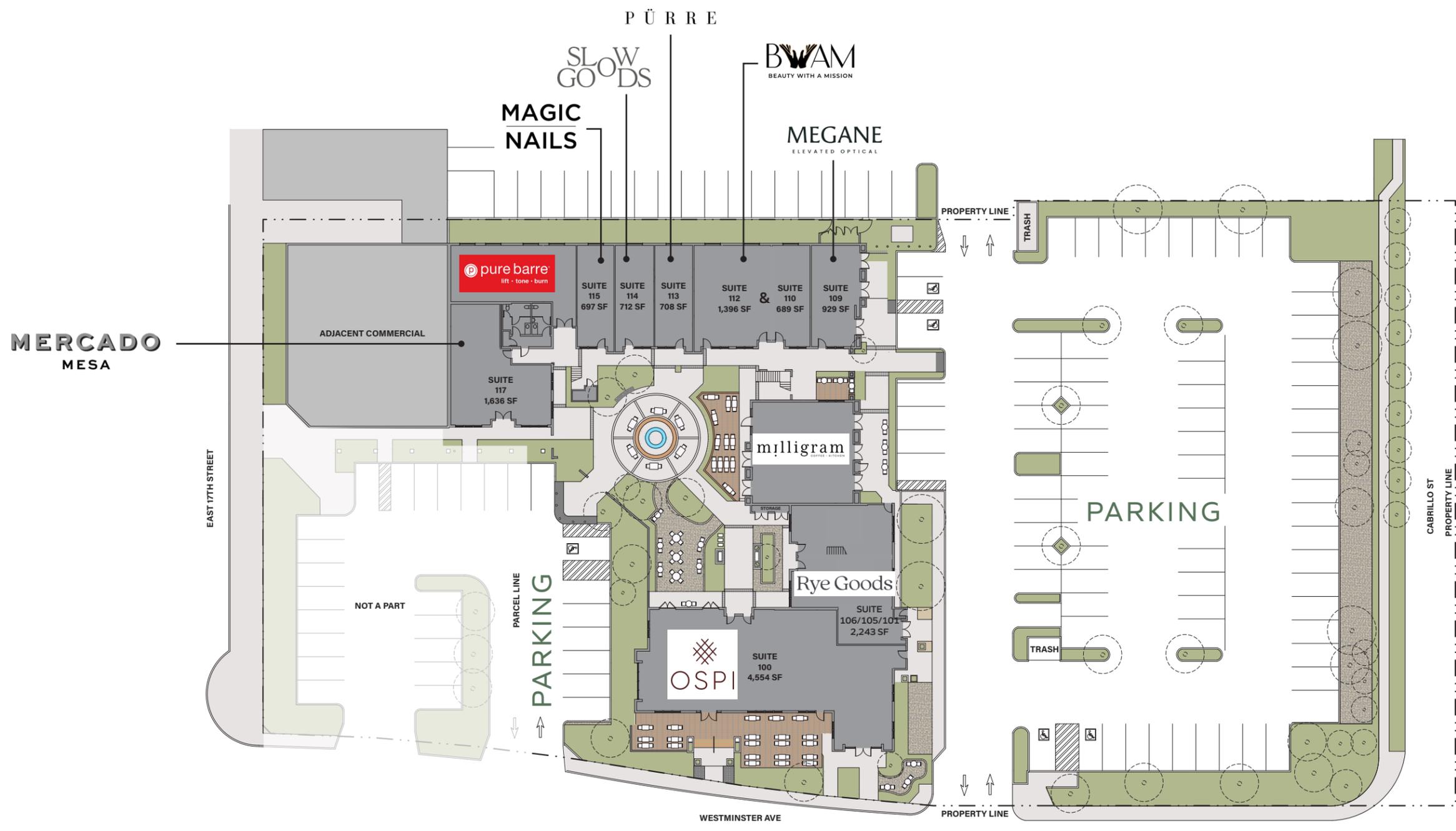




PASEO | 17

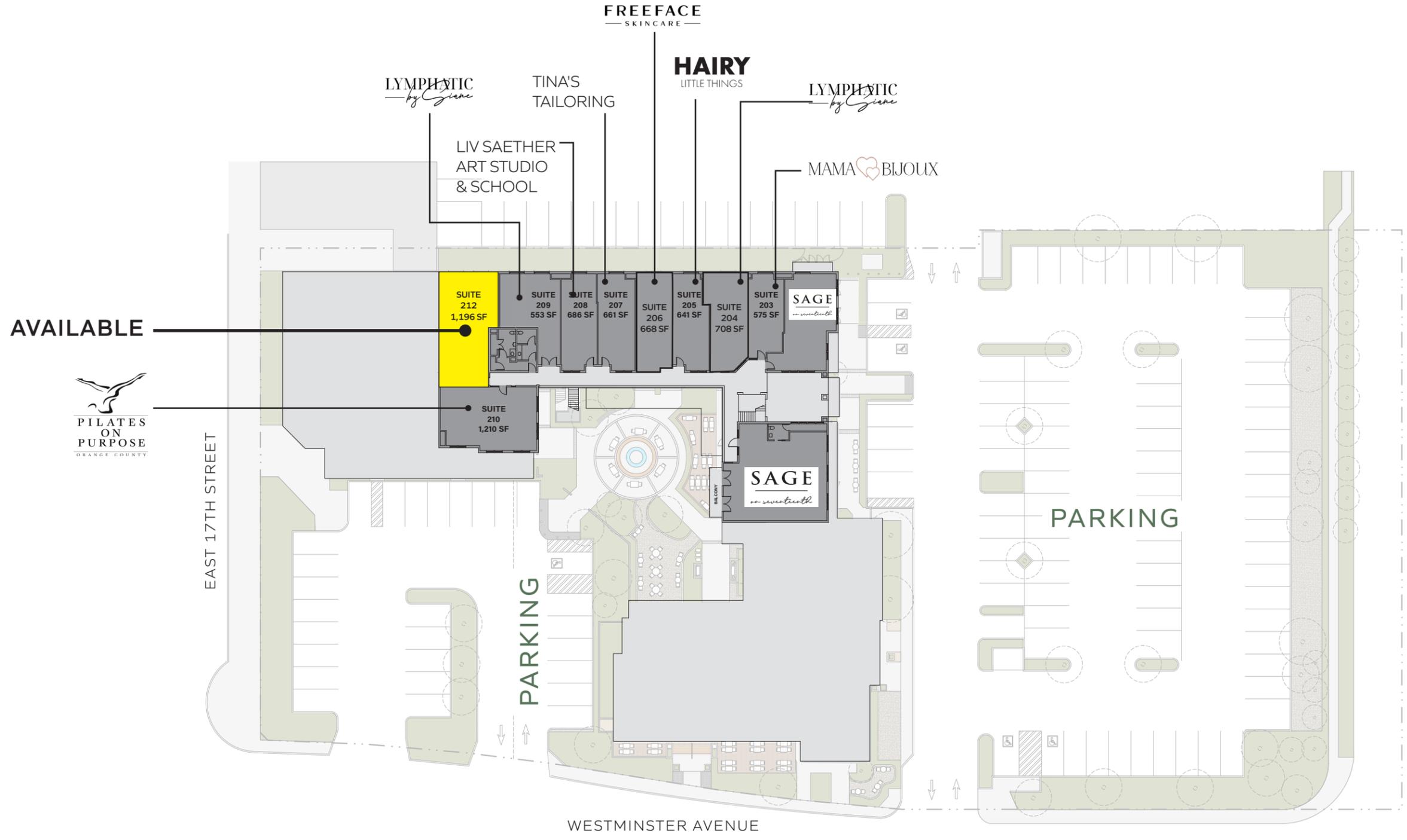
COSTA MESA, CA

MERCHANDISING SUMMARY



PASEO | 17

SITE PLAN | LEVEL 1



PASEO | 17

SITE PLAN | LEVEL 2



milligram

COFFEE · KITCHEN

MILLIGRAM

- Milligram's philosophy focuses on locally sourced and seasonal produce, combined with modern and clean cooking techniques. Their menu rotates monthly, offering dine-in table service, or quick and easy to-go items. At milligram, their curated food program has the perfect plate for you all year round.
- With over 20 years experience in specialty coffee, milligram teamed up with award winning boutique coffee roaster Common Room Roasters to deliver an exceptional coffee experience. Whether you're an every day Joe or a coffee connoisseur, Milligram's got you covered, from their house blends with notes of milk chocolate and caramel to our ever changing selection of exotic single origins.





OSPI

- Part modern Italian, part classic Italian, Ospi (short for ospitante or “host” in English) is our version of a casual lunch trattoria, familial dinner party restaurant, or a fun recovery brunch spot on the weekends.
- Season 19 Top Chef alum, Chef Jackson Kalb has created a dining experience that takes Italian comfort food to new heights, from our house-made pastas and pizzas to our extensive wine list and craft cocktails, we bring the best of southern Italy to our southern California neighbors.



Rye Goods

ORGANIC BREAD + BAKEHOUSE

RYE GOODS

- Rye Goods is an organic bakery, coffee, deli, and wine shop.
- They source ingredients from small farms and local producers, ensuring that their goods are fresh, wholesome, and delicious. They work closely with the seasons, embracing the abundance and diversity of nature in their creations. Join them on a communal culinary journey that celebrates the beauty of simplicity and the flavors of the earth.





MERCADO MESA

SUMMER'S TABLE BY MERCADO

- Mercado Mesa is dedicated to elevating everyday life through high-quality ingredients and thoughtfully curated gifts. Experience a vibrant selection of seasonal produce, locally sourced provisions, and balanced, flavorful meals—both ready-to-eat and ready-to-cook—each crafted with care at Summer's Table Kitchen, located in Laguna Canyon.



SAGE

on seventeenth



SAGE ON SEVENTEENTH

- The SAGE salon prides itself on creating the ultimate experience in a casual yet, luxurious inspired atmosphere unlike any other. Featuring certified and experienced experts in Invisible Bead Extension technique, SAGE on seventeenth stylists create iconic trends among a wide range of specialty services. SAGE is also about unrivaled talent. Having carefully selected a team of stylists and colorists from the area's top salons, Lindsay and Julie have curated a veritable who's who of the industry's best and brightest, ensuring services of the utmost quality for all patrons.
- Relaxing, luxurious, indulgent and enjoyable, SAGE salon is a cutting-edge beauty experience. They offer only the ultimate luxury hair care lines, which undergo testing by both Lindsay and Julie to ensure high-quality, high-performance formulations and healthy, effortless hair.



SLOW GOODS

SLOW GOODS

- Slow Goods is a retail concept space fusing highly curated homewares, Australian womenswear, California designers, and bespoke accessories. A love letter to artisans around the world, Slow Goods carefully celebrates that which is handmade, intentional, and timeless. They invite you to visit us and join in our ethos of slow, coastal living.





PÜRRE

PURRE

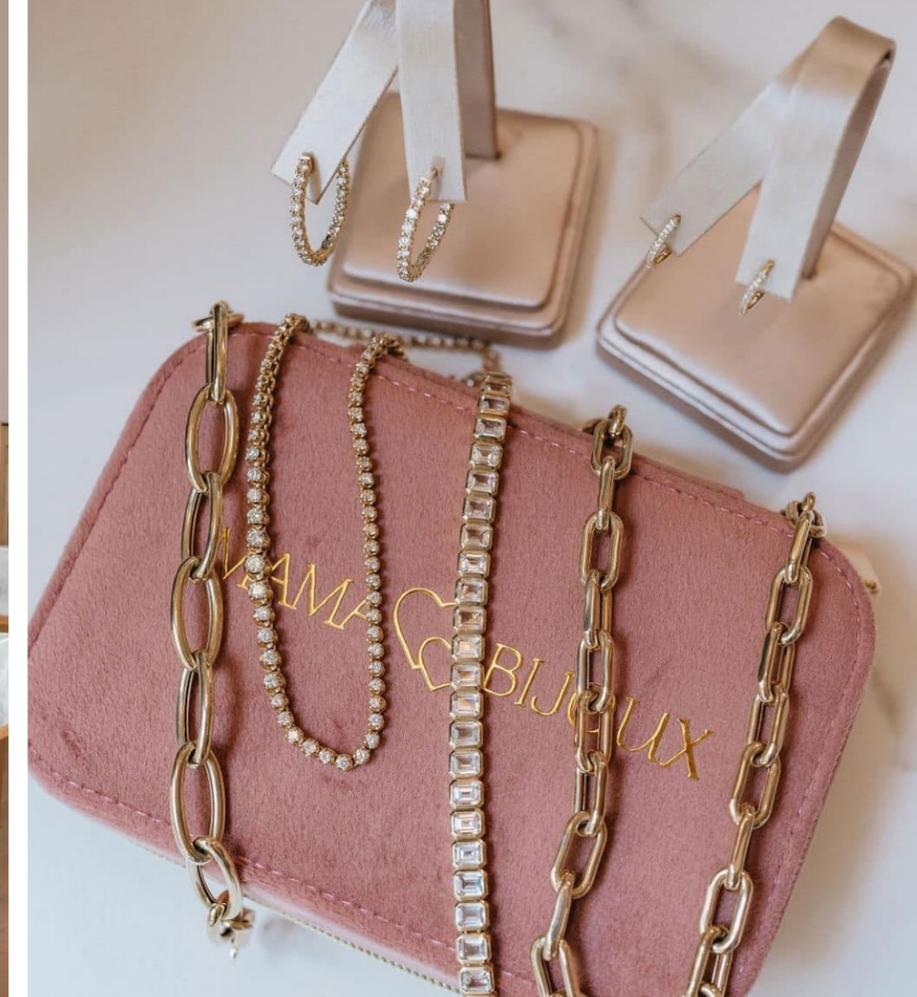
- Founded on offering organic, clean products and sustainable goods, Pürre Boutique has all your bases covered from natural apothecary products, linen silhouettes and fun prints, to timeless home goods and adornments from their favorite local jewelry makers. Make it a gift or for yourself.

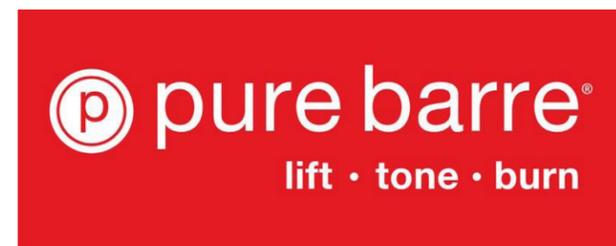


MAMA BIJOUX

MAMA BIJOUX

- Mama Bijoux (aka Kathryn Miller) is a third generation OC-based jewelry designer. An LA native turned Newport Beach mama of three, she began her artistic journey with one goal in mind: creating an heirloom piece for her first daughter. Collaborating with her own mother and fellow jeweler, the very first Mama Bijoux piece was born: a domed, diamond encrusted heart. Every Mama Bijoux piece since then has been designed to be a truly unique and meaningful purchase that celebrates life's special moments.
- In June of 2022, Mama Bijoux open its first brick-and-mortar location in Costa Mesa, CA and has become a place for clients and admirers to browse jewelry, receive permanent bracelets, and consult with Kathryn on custom pieces.





PURE BARRE

- Pure Barre invites everyone to join a full-body workout with them at the barre that transforms you physically and mentally. Their musically driven group classes focus on low-impact, high-intensity movements that strengthen and tone your body in 50 minutes or less.
- Offering four different styles of group classes, Pure Barre has a workout experience for you whether you've never stepped into a barre class before or you're a regular looking for a challenge. While the original Classic class takes you through a balanced workout of both flexibility and strength training, the rest of the classes provide more specialized offerings, from dumbbell-assisted workouts to HIIT/barre fusion.

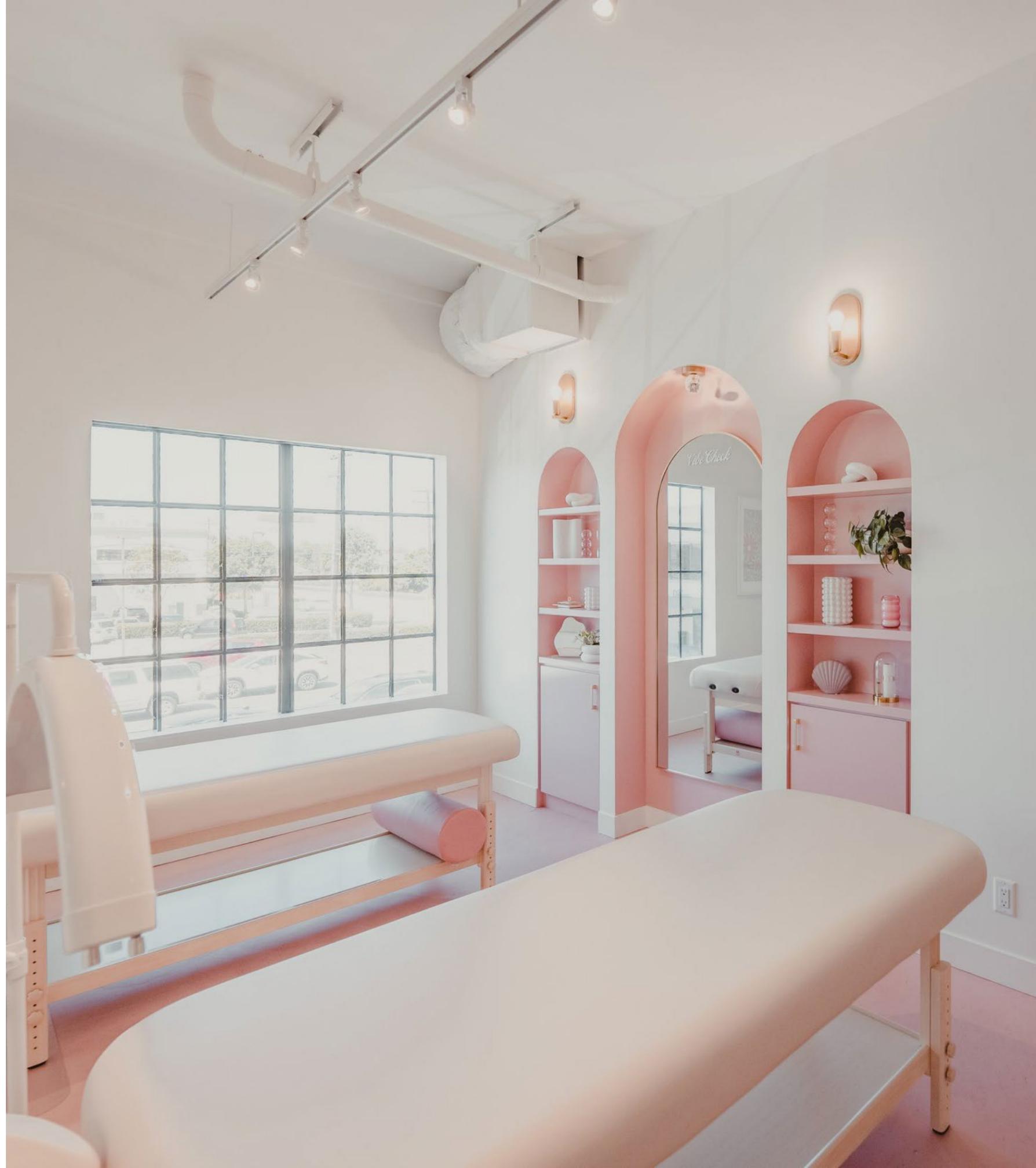


HAIRY

LITTLE THINGS

HAIRY LITTLE THINGS

- At HLT, you'll find a space filled with energy and passion. It is their artists mission to treat all clients as art with vision, love and care. They are dedicated to making everyone look and feel their absolute best!
- Founded in 2017 by Alixandria Capparelli, a brow artist with over 13 years of experience, HLT is now the go-to hub for all things beauty, from their signature microblading and microfeathering, to specialized training programs to learn and refine techniques from the talented HLT team.





LYMPHATIC — by Siane

LYMPHATIC BY SIANE

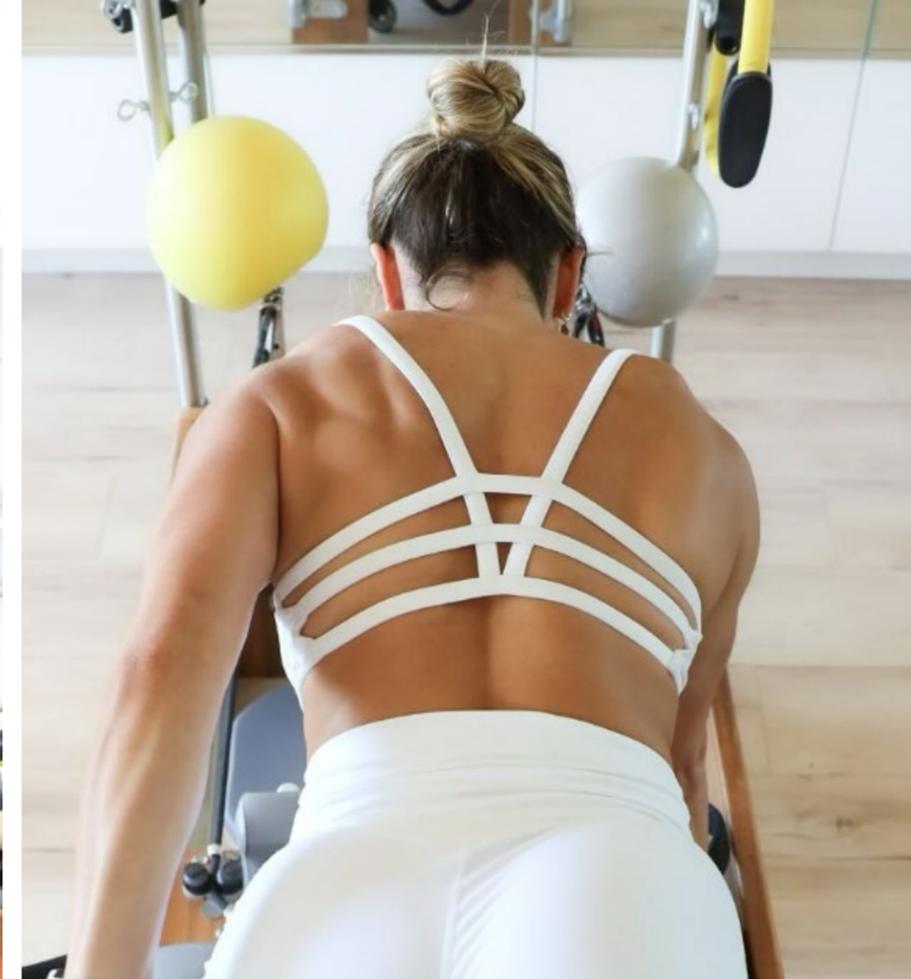
- Lymphatic by Siane is an authentic Brazilian Lymphatic Drainage spa located in Manhattan Beach, Costa Mesa, and West Hollywood.
- They offer specialized treatments including Brazilian Lymphatic Drainage therapies, pregnancy lymphatic care, and post-op recovery. Additionally, they offer treatments with the most advanced Body Sculpting machines.
- Their team of highly trained specialists are committed to providing clients with a holistic experience, prioritizing well-being every step of the way. More than just delivering results, they are here to support their clients on their own health journeys.





PILATES ON PURPOSE

- Founded by master trainer and wellness expert Darci Brawley in 2009, Pilates on Purpose is a boutique studio offering Pilates, yoga, and other mindful movement practices, all with an emphasis on physical and mental well-being. Their studio provides a warm, comfortable, and nurturing environment in which to practice. They utilize best-in-class equipment and all classes are led by world-class instructors.
- In Pilates, your mind and body work together to focus on the quality of movement, not just the quantity. With over 600 exercises in Pilates, it is no wonder people rarely lose interest. Pilates on Purpose offers a wide variety of apparatus to only extend the enjoyment of this practice: convertible trap table, reformers, electric chair, half a barrel, ballet bar, and more. The possibilities and variations are endless!





BEAUTY WITH A MISSION

- Beauty With A Mission is a medical spa that strives to promote beauty that comes from within. They take an individualized approach to anti-aging and laser treatments, drafting a unique custom plan for each client. Their inspiration is to empower all our clients with the notion that they have the freedom to look and feel their best.
- With a talented team of medical professionals, BWAM offers a wide array of treatments, from facials and wrinkle treatments to skin tightening and body sculpting.



LIV SAETHER ART SCHOOL

- An LA native, Liv Saether is a primarily self-taught painter, her talents and skills a result of experimentation, discovery, and interactions with beauty. A co-founder of the Bruchion Art Institute of Malibu California and a member of the California Art Club, her works have drawn an audience of patrons and collectors who admire her rare artistry. Her work has been recognized among established collectors such as Joan Irvine Smith and is regularly showcased at selected shows in Orange County and Los Angeles and at her studio in Costa Mesa.
- In addition to Liv's gallery of work, her Costa Mesa studio is also home to both weekly painting classes for children and adults and private painting parties for groups.





BUSINESS HOURS

Sunday & Monday
CLOSED
Tuesday-Friday
10 AM - 6 PM
Saturday
10 AM - 4 PM
Lunch
1:00 PM - 2:00 PM (Tuesday-Friday)

**TINA'S
TAILORS &
ALTERATIONS**

TINA'S TAILORS & ALTERATIONS

TINA'S TAILORS & ALTERATIONS

- Tina's Tailors & Alterations provides professional tailoring services for both men's and women's fashion. Known for her extensive experience, Tina's draws a number of repeat customers who value her quick turnaround and excellent fits. Whether you're looking for a simple dress hemming or getting pants patched or in need of more extensive alterations on fine formal wear, Tina's Tailors & Alterations has you covered for all your tailoring needs.



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C O S T A M E S A , C A