PASEO | 17

234 E. 17TH STREET, COSTA MESA, CA

MERCHANDISING SUMMARY



Site Plan

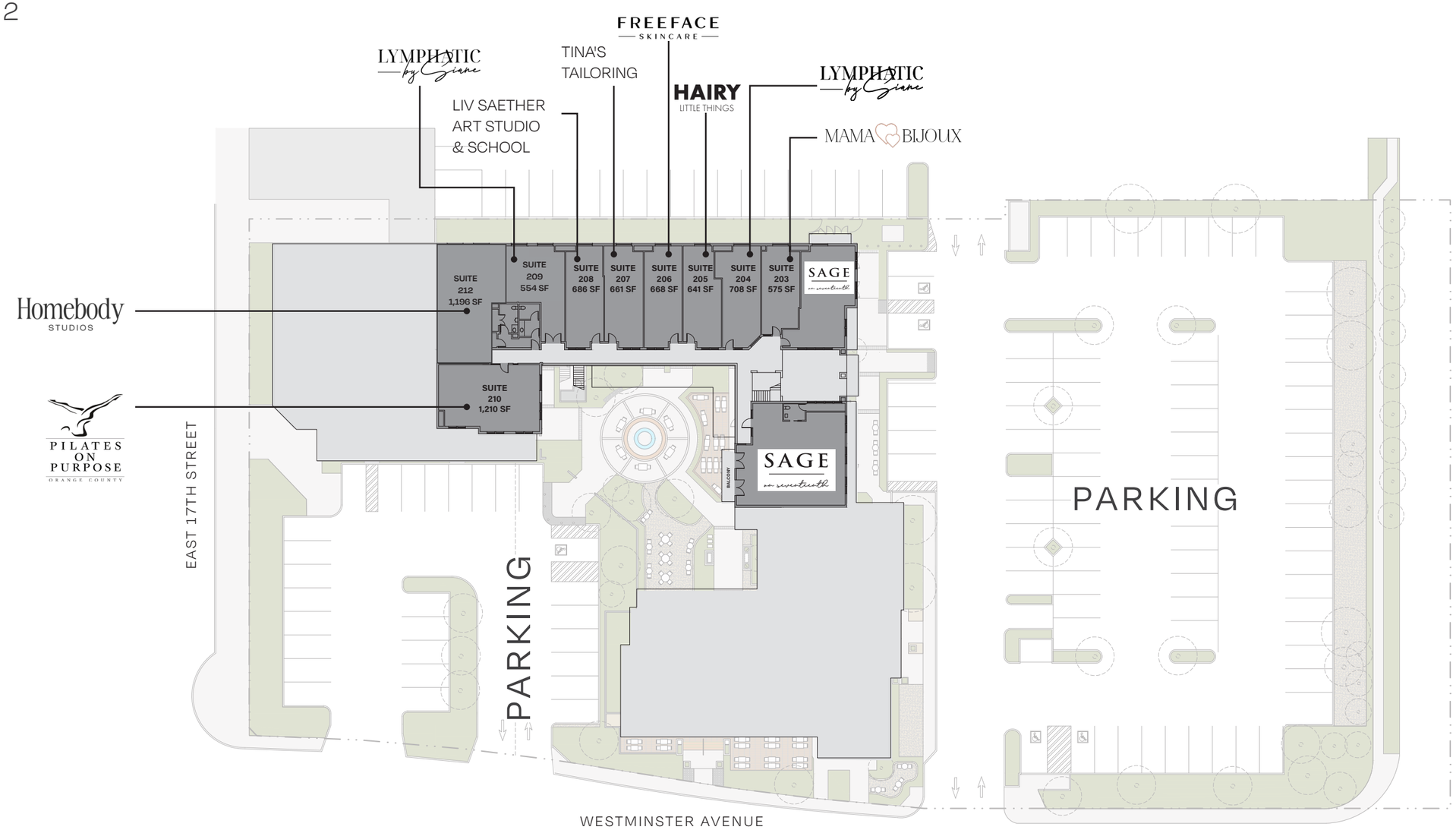
LEVEL 1



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Plan

LEVEL 2



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milligram
COFFEE · KITCHEN

MILLIGRAM

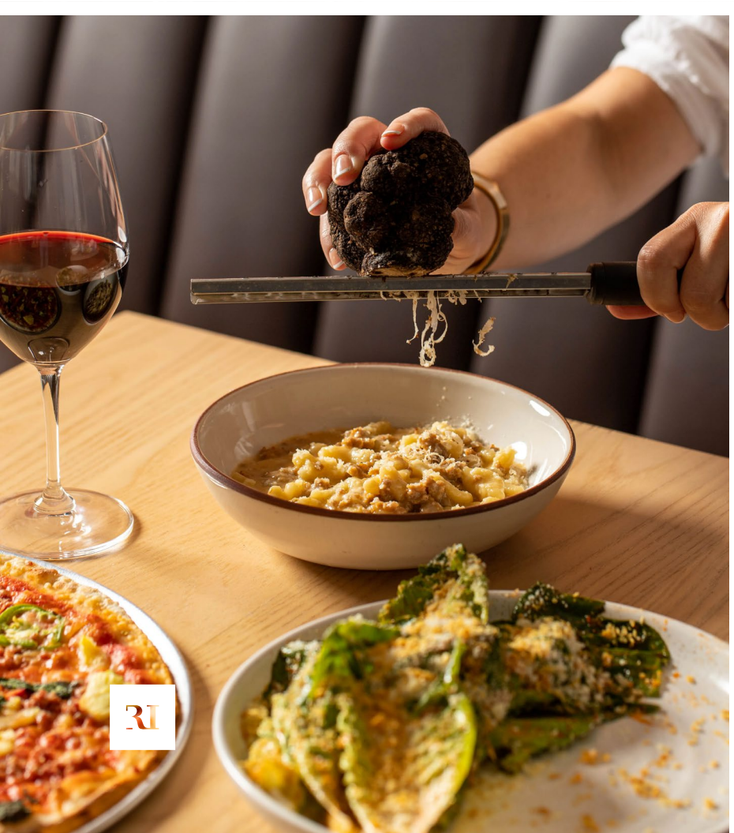




- Milligram's philosophy focuses on locally sourced and seasonal produce, combined with modern and clean cooking techniques. Their menu rotates monthly, offering dine-in table service, or quick and easy to-go items. At milligram, their curated food program has the perfect plate for you all year round.

- With over 20 years of 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

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 diversity and abundance of nature in their creations. Join them on a communal culinary journey that celebrates the flavors of the earth and the beauty of simplicity.











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 locally sourced provisions, seasonal produce, and balanced, flavorful meals—both ready-to-eat and ready-to-cook—all 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.













MEGANE

ELEVATED OPTICAL

MEGANE

- Owned and operated by Joshua Hahn and Ashley Hahn, Megane is an elevated optical boutique committed to bringing customers the finest eyewaer from renowned handcraftsmen and precision ateliers across the globe.

- Megane stores immerse visitors in the distinct aesthetics of modern Japan with an array of frames that are a testament to meticulous craftsmanship and quality. Designed not just to enhance one's appearance, Megane eyewear improves vision with high-quality Japanese lens options and same-day services.



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 2022, Mama Bijoux open its first brick-and-mortar location in Costa Mesa, California and has become a place for clients and admirers to browse jewelry, receive permanent bracelets, and consult with Kathryn on custom pieces.







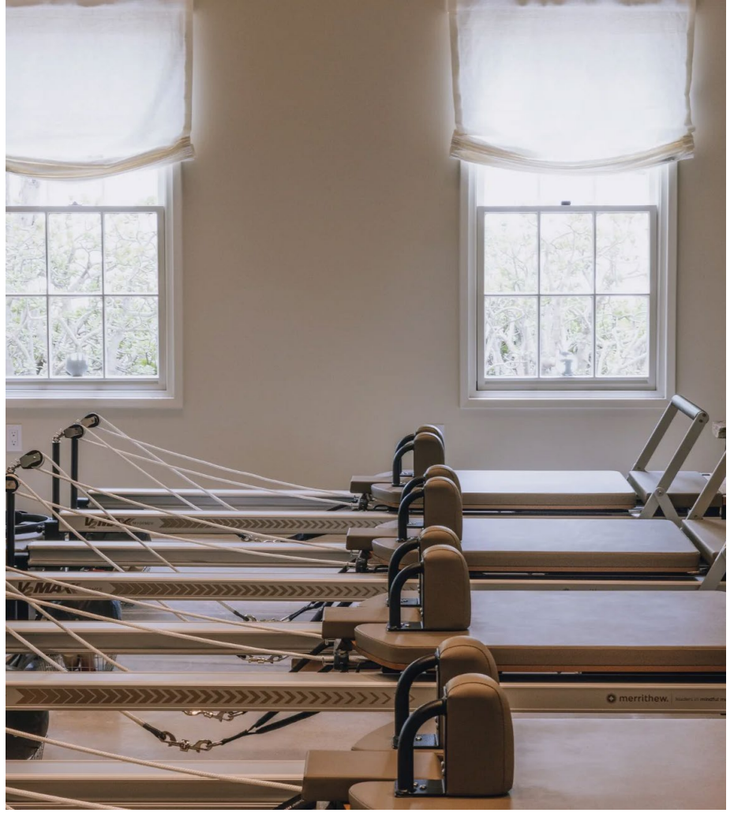


Homebody
STUDIOS

HOMEBODY STUDIOS

- Homebody Studios is about creating fitness experiences that are genuinely different, built around community and intention rather than a trend. Founded by Sohpie Axelson and Anna Rinkie, the studio prioritizes thoughtful programming, exceptional instruction, personal attention, and a welcoming community.

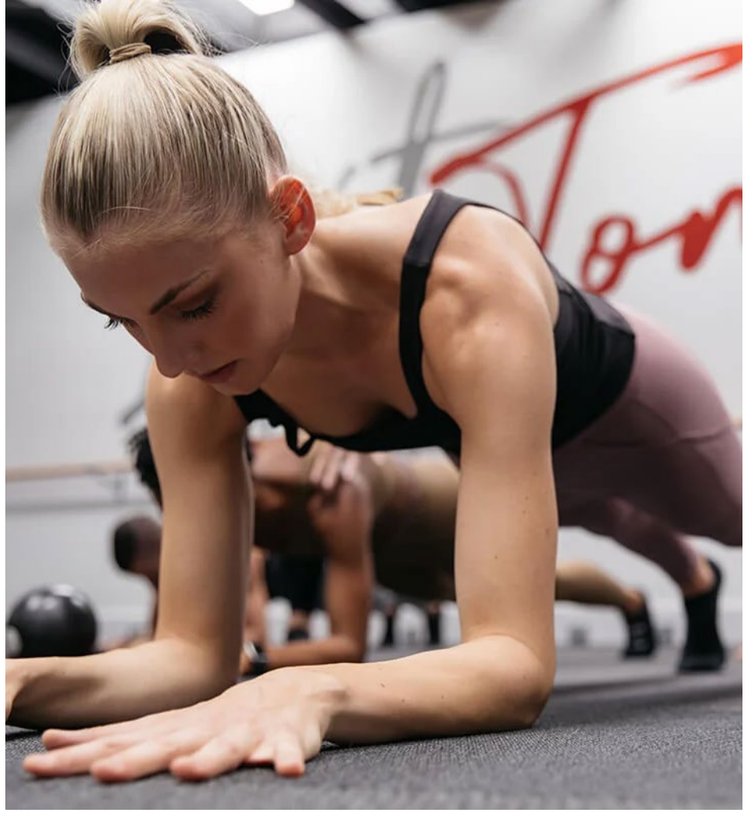
- From athletic reformer classes to music-driven mat classes, Homebody Studios' offerings are thoughtfully taught while being presented in design-forward spaces to create an inviting experience that feels like home.











pure barre®
lift • tone • burn

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.

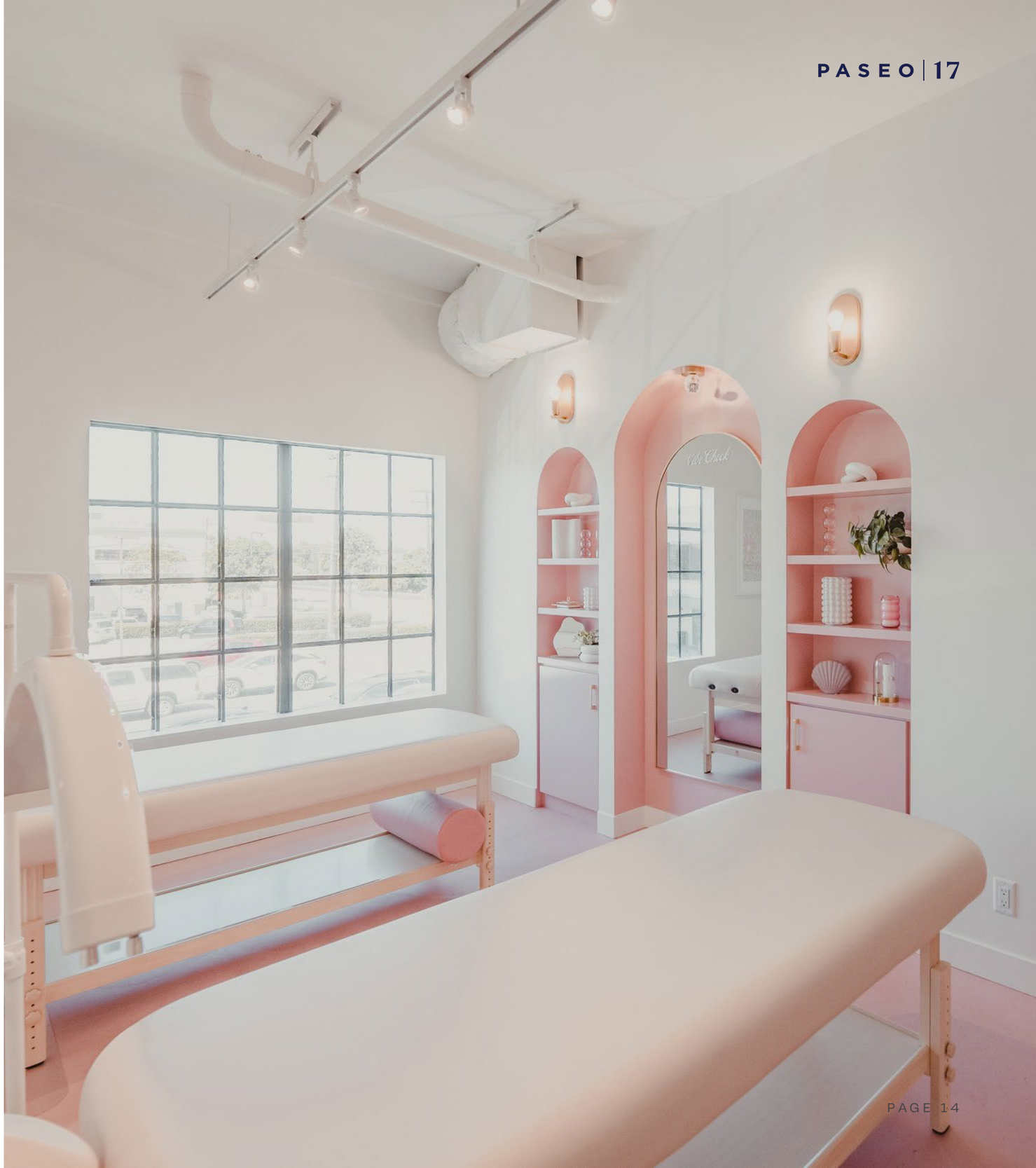
- Offering four different styles of group classes, Purre Barre has a workout experience for you whether you've never stepped into a barre class before or you're a regular looking for a challenge. While the original Classic class takes you through a balanced workout of both flexiblity and strength training, the rest of the classes provide more specialized offerings, from dumbell-assisted workouts to HIIT/barre fusion.

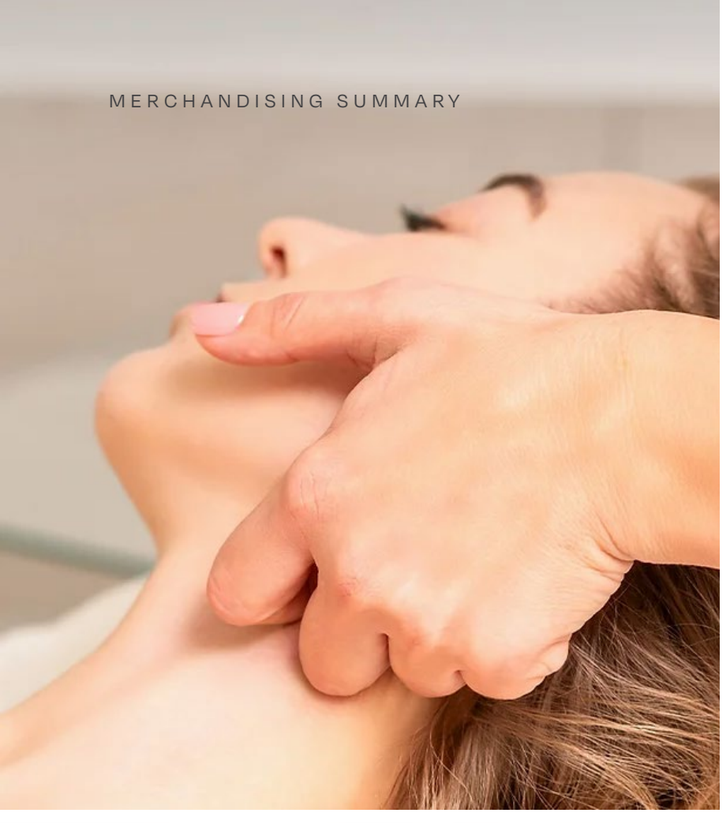
HAIRY
LITTLE THINGS

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 in 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.
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- 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
ORANGE COUNTY

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, the mind and body works 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 treaments, from facials and wrinkle treatments to skin tightening and body sculpting.

LIV SAETHER ART SCHOOL

- A Los Angeles 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.
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- 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.







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.

PASEO | 17

COSTA MESA, CA

RETAIL INSITE

Chris Hodgman

949.284.0223
chodgman@riretail.com
LIC# 01881298

Natalie Ward

949.945.6281
nward@riretail.com
LIC# 02153954