Project Description

Cleopatra Ink Tattoo and Piercing Studio is located on 1834 Newport Boulevard, Unit C&D, Costa Mesa, CA 92627. The previous use of this tenant space was retail that is called Amor Dance Studio.

We are opening a high end tattoo studio with licensed artists. Cleopatra Ink Tattoo and Piercing is a corporation company brand that has over 90 stores worldwide. There is one already open in U.S. in Santa Monica on 3rd Promenade St.

The company offers tattoos and piercing services by appointment only. The appointments are to be scheduled through Cleopatra Ink website or by phone.Work hours are between 10 am to 10 pm and 7 days a week. We are anticipating to get on average 5 appointments a day.We will have maximum of 3employees: 1 designer and 2 tattoo artists. We plan to have maximum of 2 stations in operation at once, depending on the size of tattoo, the average length of appointment will be around2 hours. To avoid overlap in appointments, appointments will be staggered throughout the day or rescheduled for another available time.Mock schedule attached below

The studio's set up includes lounge bar used for tea, coffee and sodas to offer customers and employees free of charge. There will be two sofas for the purpose of designing tattoos for clients. There is one reception to charge clients after service is complete. There will be two displays, one for piercings and the other for hanging our brand's T-shirts. The rest of the set up includes tattoo chairs for clients and artists with dividers between each tattoo chair.

Rear patio area will not be demoed to establish ADA parking space. No ADA parking space required.

We have showed existing wood fencing on the plot plan on sheet A1.

Any signage must be permitted through a separate sign permit, including wall and window signs.

The total square footage of the building is 3,400 sq.ft. The other tenants that are currently occupying this address;

- Cleopatra Ink Tattoo and Piercing Studio, Suites C & D. Appx 1,300 sq ft.
- Ronin Barber, Suites A & B. Appx 800 sq. ft. (Upstairs)
- Ana Gonzalez Aesthetician, Suit E. Appx 800 sq. ft.
- Natalia - Co-Op Salon , Suit F. Appx 500 sq.ft.