

# **PC Attachment 2**

# PROJECT DESCRIPTION

23805 EL TORO RD, LAKE FOREST, CA 92630

( TENANT IMPROVEMENT ONLY )

BUSINESS TYPE: MASSAGE  
APN : 617-053-11  
PROPERTY TYPE: COMMERCIAL  
ZONING: MU 43  
CONSTRUCTION TYPE: V-B  
OCCUPANCY GROUP: B  
STORIES: ONE  
PROJECT AREA: 1,436 S.F.  
BUILDING AREA: 42,181 S.F.  
PARKING: 377  
OCCUPANCY LOAD: 15  
NUMBER OF EMPLOYEE: 5  
BUSINESS HOURS: MON.--SUN. 10:00-20:30



## 1. Business Description:

Twilight Massage & Spa will offer a range of massage services, including therapeutic, relaxation, deep tissue, sports massage, Tuina massage, traditional Swedish Massage, and more. Our target market includes individuals seeking stress relief, pain management, and overall well-being. We will differentiate ourselves by focusing on personalized treatments tailored to each client's needs and preferences. Please see price list for detail.

Mission: Our mission is to promote relaxation, rejuvenation, and holistic wellness for our clients. With a team of skilled massage therapists and a commitment to exceptional customer service, we aspire to become the go-to destination for quality massage experiences in the area. We provide therapeutic massage in a professional practice with clean and comfortable environment. Our goal is to reduce clients' pain and discomfort due to a long day work. We hire licensed and experienced therapists to insure the performance of our work that is effective and respectful for both clients and providers, in this way, to increase repeat business. We are mindful of the overall experience - using quality oils and lotions, appropriate scents, and soothing music, nature sounds or silence - as the client prefers.

## 2. MASSAGE SERVICES MENU:

### Foot Massage

Enjoy full body automated chair massage while our therapist provides the ultimate in reflexology relaxation.

30 Min. \$35

60 Min. \$55

### Swedish Massage

A rhythmic massage that is beneficial to relax soft body tissue and facilitate healing. Includes long flowing strokes, kneading, and friction techniques on more superficial layers of the muscles.

60 Min. \$79

90 Min. \$119

### **Deep Tissue Massage**

This massage is designed to relieve pain and muscle tension throughout the body. This type of massage is extremely beneficial because it reaches the deepest layer of muscle for greater range of motion.

60Min. \$89

90 Min. \$129

### **Herbal Steam Massage Spa**

The latest in skin and body care treatment. Enjoy a 45 min herbal steam sauna bed with 25 min head and shoulder therapist massage. Post treatment relax in your private room with Chinese herbal tea refreshment.

45+ Min. \$89

### **Ocean Wrap**

Popular in the East this skin and body treatment starts with a 40 min foil wrap with ginger herbs to release pressure and exfoliate the skin. A 60 min full body massage concludes this relaxing experience.

100 Min. \$139

### **THE TWILIGHT SPECIAL**

Massage combination includes 60 minutes of Swedish full body massage and 30 minutes foot massage.

90 Min. \$109

Upgrade Deep Tissue Massage +\$10

### **MASSAGE ENHANCEMENTS**

Add any of the following enhancement services onto your massage:

Targeted Hot Stone Therapy +\$10

Peppermint Scalp Massage +\$10

Aromatherapy +\$10

Body Scrub +\$15

Targeted Cupping Therapy +\$25

Targeted Gua Sha +\$15

CBD Oil Additive +\$15

### **COUPLES MASSAGE AND FACIAL MASSAGE AVAILABLE**

### **3. PROJECT CONSTRUCTION SCOPE OF WORK:**

- 1). TENANT IMPROVEMENT ONLY, NO INCREASE AREA AND EXISTING STRUCTURE NOT CHANGE. EXTERIOR WALL AND ELEVATION REMAIN UNCHANGED.
- 2). ADD NON-BEARING INTERIOR WALLS.
- 3). NEW MASSAGE ROOM..
- 4). ADD ADA ACCESSIBLE RESTROOM.

