

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by total square footage of commercial property managed in L.A. County

▶ NEXT WEEK

Top Gifts

Rank	Firm • name • address • website	(in millions of sq. ft.)		Services (partial list)	Profile • headquarters • offices (county/total) • year founded	Top Local Executive • name • title • phone	Image
		Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial				
1	 Jones Lang LaSalle Inc. 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com	48.7 2,564.6	1.6 2.7 44.3	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Chicago 6/300 1783	Bob Nowak SVP, Managing Director, Southwest Property Management (213) 239-6000	
2	 CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	39 6,800	19.6 5.8 13.5	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 6/400 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333	
3	 Colliers International Inc. 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com/greaterlosangeles	23.4 686	5.1 3.1 15.2	property management, project management, brokerage services, capital markets and valuation, advisory services	Toronto 10/443 1908	Kevin Rude Regional Managing Director, West Coast Property Management (213) 627-1214	
4	 Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	23.3 1,917	8.6 0.6 14.2	asset services, tenant representation, valuation and advisory, capital markets, agency leasing, investment and asset management, global occupier services, facility services, project and development services	Chicago 26/400 1917	Karina Cassidy Senior Managing Director (213) 955-5100	
5	 Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	17.6 31	0 0 17.6	property management, asset management, construction management and development, acquisition and disposition	Los Angeles 3/7 2001	Howard Schwimmer Michael Frankel Co-CEOs (310) 966-1680	
6	 Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	15.1 17.3	3.8 3.4 7.9	property and asset management, leasing, consulting, receiverships, accounting, construction management	Los Angeles 2/4 1921	Patrick Conn President (213) 683-0500	
7	 illi Commercial Real Estate 17547 Ventura Blvd., Suite 304 Encino 91316 illicre.com	13.7 14.8	0 12.8 1	property management and brokerage	Encino 3/4 2007	Todd Nathanson President (818) 501-2212	
8	 LPC West 915 Wilshire Blvd., Suite 2050 Los Angeles 90017 lpcwest.com	11.3 29.2	7.8 0.1 0	asset, leasing and property management, brokerage, acquisition and development, construction management	Dallas 1/6 1965	David Binswanger Senior EVP, Southern California (213) 538-0900	
9	 IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	10.7 34.1	2.9 0.4 7.4	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 7/13 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
10	 Unire Real Estate Group Inc. 1800 E. Imperial Highway, Suite 205 Brea 92821 uniregroup.com	10.3 50.1	0.2 0 10.1	property management, asset management, construction management, transaction management	Brea 2/4 2000	Mark Harryman Principal Griffin Cogorno VP, Client Relations (714) 990-2100	
	 RiverRock Real Estate Group Inc. 100 Bayview Circle, Suite 2600 Newport Beach 92660 riverrockreg.com	10.3 39.8	3.6 0.6 6.1	property, construction and facilities management; accounting; consulting; leasing; sales	Newport Beach 6/24 2003	John Combs Principal (714) 689-1440	
12	 Centers Business Management 1517 S. Sepulveda Blvd. Los Angeles 90025 cbm1.com	9.1 14.8	0.4 8.8 NA	retail shopping center property management, leasing, investment, business brokerage, asset management, construction and maintenance	Los Angeles 3/5 1987	Rick Rivera President (310) 575-1517	
13	 Worthe Real Estate Group 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com	7.2 7.2	5.7 0.2 1.3	asset and property management, construction management, general contracting, leasing	Santa Monica 13/13 1967	Jeffrey Worthe President (310) 393-9653	

NA - Not Available Note: The information on this list was provided by representatives of the companies. Property managers are ranked by the total amount of square footage under management in L.A. County. Firms that own more than 75 percent of the property that they manage in L.A. County are not included on the list. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and

thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 11150 Santa Monica Blvd., Suite 350, Los Angeles 90025. ©2021 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Wright's Media (877) 652-5295.

Researched by Joshua Niv

PROPERTY MANAGEMENT FIRMS

Rank	Firm • name • address • website	(in millions of sq. ft.)		Services (partial list)	Profile • headquarters • offices (county/total) • year founded	Top Local Executive • name • title • phone	Image
		Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial				
14	 Tiarna Real Estate Services Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 tiarna.com	5.5 16.3	1.6 0.8 2.6	asset management, property management, construction management, leasing services	Irvine 3/9 2000	Mike McAndrews EVP (818) 817-0550	
15	 Overton Moore Properties 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	5.4 10.4	0.1 0 5.2	property management, development and construction services, leasing, acquisition	Torrance 2/3 1972	Timur Tecimer CEO (310) 323-9100	
	 NewMark Merrill Cos. 5850 Canoga Ave., Suite 650 Woodland Hills 91367 newmarkmerrill.com	5.4 10.4	0 5.4 0	acquisition advisory, leasing, property management, repositioning, ground-up development and redevelopment	Woodland Hills 3/8 1997	Sandy Sigal CEO, President (818) 710-6100	
17	 Hines 444 S. Flower St., Suite 2100 Los Angeles 90071 hines.com	5.2 246.5	4.9 0 0.3	property and facility management, engineering services, pre-development consulting, construction and development management, leasing, marketing	Houston 6/143 1957	Paul Twardowski Senior Managing Director (213) 629-5200	
18	 Madison Marquette 5901 W. Century Blvd., Suite 810 Los Angeles 90045 madisonmarquette.com	5 ¹ NA	NA NA NA	leasing, investment, property, asset, facility and construction management	Washington, D.C. NA/NA 1993	Mark Mattis SVP (424) 248-1600	
19	 Vestar Property Management 7575 Carson Blvd. Long Beach 90808 vestar.com	4.8 ¹ NA	NA NA NA	property management, construction management, leasing, redevelopment, financing, marketing	Phoenix NA/NA 1989	Jeffrey Axtell EVP, Regional Manager (562) 938-1722	
20	 GM Properties Inc. 13305 Penn St., Suite 200 Whittier 90602 gmpropertiesinc.com	4.5 4.5	0.2 0.2 4.1	leasing, sales, property management, maintenance services, trustee services	Whittier 1/1 1963	Jason Jamison President (562) 697-5000	
21	 Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	4.4 6.2	0 4.4 0	real estate management, accounting, leasing, construction management	Tustin 1/3 1990	Cheryl Todd Principal (714) 573-7780	
	 Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	4.4 70.5	0.1 0.3 4	commercial brokerage, appraisal, property management, consulting, project & construction management, debt & equity finance services for all property types	Seattle 4/22 1969	Keith Kaiser President, Property Management (213) 421-1400	
	 Ruth Group 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com	4.4 3.4	3.6 0.2 NA	development, construction management, property management, asset management and leasing	Los Angeles 3/3 2007	Robert Ruth President (310) 788-0838	
24	 Avison Young 555 S. Flower St., Suite 3200 Los Angeles 90071 avisonyoung.com	4 NA	3 1 0	property management, brokerage, tenant advisory, agency leasing, consulting, construction and project management, commercial property accounting, capital markets, multifamily investments, valuations	Toronto 3/120 1978	Stan Yoshihara Principal and Managing Director, Investor Relations and Client Development Western Region (213) 935-7430	
25	 Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	3.6 206.9	2.6 0.1 0.7	agency leasing, asset services (property, facilities and construction management), occupier solutions, capital markets and research	Houston 2/34 1978	David Rock EVP (213) 624-5700	
26	 Morlin Asset Management 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	3.3 4	1.9 0.8 0.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6/6 1984	Jock Ebner President (213) 239-8120	

¹ Business Journal estimate.

NA - Not Available Note: The information on this list was provided by representatives of the companies. Property managers are ranked by the total amount of square footage under management in L.A. County. Firms that own more than 75 percent of the property that they manage in L.A. County are not included on the list. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and

thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 11150 Santa Monica Blvd., Suite 350, Los Angeles 90025. ©2021 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Wright's Media (877) 652-5295.

PROPERTY MANAGEMENT FIRMS *Continued from page 19*

Rank	Firm • name • address • website	(in millions of sq. ft.)		Services (partial list)	Profile • headquarters • offices (county/total) • year founded	Top Local Executive • name • title • phone	Image
		Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial				
27	 Aspen Management 18751 Ventura Blvd., Suite 200 Tarzana 91356 aspcommercial.com	2.6' NA	NA NA NA	commercial property management, asset management, facilities management, property maintenance	Tarzana 3/5 1978	James Orr President (818) 344-2544	
28	 Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	2.5 3	2 0.2 0.2	property management, asset management, construction management, acquisition and disposition due diligence	Culver City 1/2 1991	Thomas Spear CEO (323) 295-2000	
29	 NAI Capital Commercial 15821 Ventura Blvd., Suite 320 Encino 91436 naicapital.com	1.7' NA	NA NA NA	property management services, lease administration, accounting, construction management for office, industrial, retail	Encino 9/16 1979	Eric Hasserjian CEO, President (818) 905-2400	
30	 Delphi Business Properties Inc. 7100 Hayvenhurst Ave., Suite 211 Van Nuys 91406 go2delphi.com	1.5 1.5	NA 0 1.5	full service property management, leasing/lease renewals, accounting, budget planning, CAM reconciliations, 24/7 response, three day notices	Van Nuys 1/1 1977	Jeff Puffer CEO, President (818) 780-7878	
	 Ratner Property Management 4181 Sunswep Drive Studio City 91604 ratnerpm.com	1.5 1.7	NA NA 1.3	commercial, industrial and multifamily property, asset management	Studio City 2/2 1999	Shaya Stauber CEO (818) 767-4750	
32	 Kutzer Co. 716 Mission St. South Pasadena 91030 kutzer.com	1.4 1.6	1 0.4 0	property management, redevelopment, asset management, investment services, recapitalization, workouts	South Pasadena 1/1 1992	Pete Kutzer President (626) 441-9620	
33	 Gelb Enterprises/RMG Management Inc. 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net	1.2 1.4	1.1 0.1 0.1	leasing, property management, tenant improvements, remodeling and upgrades	Woodland Hills 1/1 1971	Rickey Gelb President, Managing General Partner (818) 377-2277	
	 1st Commercial Realty Group Inc. 400 Corporate Pointe, Suite 300 Culver City 90230 1st-comm.com	1.2' NA	NA NA NA	inspections, insurance review, rent collections, tenant retention, lease administration, budget planning, CAM reconciliation	Upland 2/16 1989	Michael Polley CEO, President (310) 696-0200	
35	 Meridian Group Ltd. 11400 W. Olympic Blvd., Suite 860 Los Angeles 90064 meridianla.com	1.1 2.4	0.3 0 0.9	investments, asset management, property management, construction management, tenant rep., development	Los Angeles 1/2 2005	Ramsey Hakim Amr Tannir Nadir Elfarra Managing Partners (310) 478-4900	
36	 Moss & Co. Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	1 2	0.4 0.2 0.2	multifamily and commercial real estate management	Sherman Oaks 1/1 1960	Cindy Gray President, Partner (818) 990-5999	
37	 Garboard/Keelson Asset and Property Management 210 Whaler's Walk, Berth 31 San Pedro 90731 garboardkeelson.com	0.9 1	0.5 0.2 0.3	office/industrial, medical office, retail and marina fueling operations	San Pedro 1/1 1985	Jack Boyt President (310) 833-8700	
	 J.G. Management Co. Inc. 5743 Corsa Ave., Suite 200 Westlake Village 91362 jgmanagement.com	0.9 4	0.1 NA 0	property management, asset management, investment management, leasing, construction management, refinancing and loan administration.	Westlake Village 1/1 1983	Greg Greenstein President (818) 707-9494	
39	 LBPM 4730 Woodman Ave., Suite 200 Sherman Oaks 91423 lbpm.com	0.8' NA	NA NA NA	management of commercial, multifamily, single family and HOA properties	Sherman Oaks 1/1 1988	Robert Lopata President, Co-Founder (818) 981-1802	
40	 Johnston Group 5142 Clareton Drive, Suite 240 Agoura Hills 91301 johnston-group.com	0.1 0.7	0.1 NA 0	property management, commercial development, rehab, leasing, construction management, receivership, real estate investment	Agoura Hills 1/1 1959	Jeffrey Johnston President (818) 879-9990	

¹ Business Journal estimate.

NA - Not Available Note: The information on this list was provided by representatives of the companies. Property managers are ranked by the total amount of square footage under management in L.A. County. Firms that own more than 75 percent of the property that they manage in L.A. County are not included on the list. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and

thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 11150 Santa Monica Blvd., Suite 350, Los Angeles 90025. ©2021 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Wright's Media (877) 652-5295.