

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by total square footage of commercial property managed in the Greater Valley area

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THE PACESETTER: JLL is the largest third-party commercial property manager in the Greater Valley area. The company has 11.3 million square feet of commercial property under management locally. That's an increase of nearly 1 million square feet locally over the past year. The Chicago-based company manages a total of 3.4 billion square feet of commercial property.

GROWTH: Moss & Co. in Sherman Oaks continued to grow last year. It added 1,200 apartment units to its portfolio and hired 84 employees.

Retail Managers
The largest retail property management firms in the Greater Valley area.* (in thousands)

illi	6,100
CBM	2,450
CBRE	1,609
Coreland	1,100
Charles Dunn	800
J.G. Management	800
Tiarna	761
NewMark Merrill	741
Primestor	600
LB Prop.	535

*Excludes JLL, which did not provide a breakdown of office/retail/industrial portfolio figures locally.

Source: Business Journal research

Rank	Firm • name • address • website	Total Portfolio ¹ • Valley area • firmwide	Portfolio Breakdown ¹ • office • retail • industrial	Percent Owned • Valley area • firmwide	Services (partial list)	Profile • headquarters • Valley offices • Valley employees • year founded	Top Local Executive • name • title • phone
1	JLL 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com	11.3 3,400	N/A N/A N/A	0% 0%	agency leasing, capital markets, facility management, lease administration, project management	Chicago 1 N/A 1783	Peter Belisle Managing Director (213) 239-6000
2	CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	9.6 5,000	6.1 1.6 1.9	0 0	property management, project management, agency leasing, occupier leasing, investment sales, debt and equity finance	Los Angeles 1 N/A 1906	Eric Hasserjian Managing Director (213) 613-3333
3	illi Commercial Real Estate 17547 Ventura Blvd., Suite 304 Encino 91316 illcre.com	6.1 9.7	0 6.1 0	0 0	retail shopping center property management, leasing, sales and business brokerage	Encino 1 7 2007	Todd R. Nathanson President (818) 501-2212
4	Worthe Real Estate Group 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com	4.4 5.2	4.3 0.1 0	0 0	asset and property management, construction management, general contracting, leasing	Santa Monica N/A 47 1967	Jeffrey M. Worthe/M. David Paul President/General Partner (310) 393-9653
5	Cushman & Wakefield 601 S. Figueroa, Suite 4700 Los Angeles 90017 cushmanwakefield.com	2.9 N/A	0.8 0 2.1	0 0	property management, facilities management, project management, agency leasing, due diligence, consulting	New York N/A N/A 1917	Karina Cassidy Sr. Vice President (213) 955-5100
6	Centers Business Management 1517 S. Sepulveda Blvd. Los Angeles 90025 cbm1.com	2.6 7.8	0.1 2.5 0	10 10	retail shopping center property management, leasing, investment, business brokerage, asset management	Los Angeles 1 10 1987	Rick Rivera President (310) 575-1517
7	Tiarna Real Estate Services Inc. 15250 Ventura Blvd., Suite 1010 Sherman Oaks 91403 tiarna.com	2.1 12	1.4 0.8 0	0 0	asset management, property management, construction management, leasing services	Irvine 4 12 2000	Mike McAndrews Executive Vice President (818) 817-0550
8	Charles Dunn Real Estate Services Inc. 800 W. Sixth St., Suite 600 Los Angeles 90017 charlesdunn.com	2.1 19.9	0.6 0.8 0.7	0 0	property/asset management, brokerage, consulting, receiverships, accounting, construction management	Los Angeles 1 4 1921	Patrick J. Conn President, Property Management (213) 683-0500
9	RiverRock Real Estate Group Inc. 100 Bayview Circle, Suite 2600 Newport Beach 92660 riverrockreg.com	1.8 24.8	1.2 0.4 0.2	0 0	property/construction/facilities management, consulting, leasing	Newport Beach 2/4 2003	John Combs Principal (714) 689-1440
10	IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	1.5 23.8	0.4 0.2 0.9	0 0	property/asset/construction/development management, leasing, corporate services, acquisition/disposition	Los Angeles 0 0 1986	David G. Mgrublian Murad Siam CEOs (213) 362-9300
11	Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	1.1 6.9	0 1.1 0	0 0	acquisition analysis, property management, accounting, leasing, construction management	Tustin 0 0 1990	Chris Hite President (714) 573-7780
12	Ratner Property Management 8127 San Fernando Road Sun Valley 91352 ratnerpm.com	1.1 1.3	0.1 0 1	0 0	residential, commercial and industrial management	Sun Valley 1 12 1999	Shaya Stauber CFO (818) 767-4750
13	J.G. Management Co. Inc. 5743 Corsa Ave., Suite 200 Westlake Village 91362 jgmanagement.com	1 3.1	0.2 0.8 0	12 59	investment, asset/property management, leasing, construction management, refinancing and loan administration	Westlake Village 1/N/A 1983	Greg Greenstein President (818) 707-9494
14	Moss & Co. Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	1 2	0.6 0.2 0.4	5 10	multifamily and commercial property management	Sherman Oaks 1/160 1960	Cindy Gray President, Partner (818) 990-5999
15	Transwestern 601 S. Figueroa St., Suite 2750 Los Angeles 90017 transwestern.com/losangeles	1 218.6	0.6 0 0.4	0 0	agency leasing, property and facility management, tenant advisory, capital markets, development, sustainability	Houston 1 24 1978	David W. Rock Executive Vice President (213) 624-5700
16	Trumark Real Estate Management Services 320 W. Arden Ave., Suite 110 Glendale 91203 trumarkrem.com	0.8 1	0.4 0.2 0.2	0 5	property management, leasing, accounting, consulting, brokerage	Glendale 1 12 1959	Mark Trueblood CEO (818) 246-7221
17	LB Property Management 4730 Woodman Ave., Suite 200 Sherman Oaks 91423 lbpm.com	0.8 1.6	0.2 0.5 0	0 2	management, brokerage	Sherman Oaks 2/80 1988	Gregg Bernstein CFO (818) 981-1802
18	NewMark Merrill Cos. 5850 Canoga Ave., Suite 650 Woodland Hills 91367 newmarkmerrill.com	0.7 9.8	0 0.7 0	41 42	acquisition advisory, leasing, property management, repositioning, ground up development and redevelopment	Woodland Hills 2/49 1997	Sandy Sigal CEO, President (818) 710-6100
19	PM Realty Group 9841 Airport Blvd. Los Angeles 90045 pmrg.com	0.7 130	0.7 0 0	0 1	leasing, investment, property, asset, facility and construction management	Houston 2 3 1955	Mark Mattis Sr. Vice President (424) 248-1600
20	Aspen Management 18321 Ventura Blvd., Suite 200 Tarzana 91356 aspcommercial.com	0.6 2.6	0.1 0.1 0.5	15 28	commercial property management, asset management, facilities management, property maintenance	Tarzana 2 11 1978	James Orr President (818) 344-2544

¹ In millions of square feet.
N/A - Not Available Note: The information on this list was provided by representatives of the companies themselves. Property managers are ranked by the total amount of square footage under management in the Greater Valley area and firmwide, respectively. Firms that own more than 75 percent of the property that they manage in the area 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 to research@sfbj.com. ©2016 San Fernando Valley Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from the YGS Group, (800) 290-5460 ext. 100.

Researched by David Nusbaum

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PROPERTY MANAGEMENT FIRMS *Continued from page 11*

Rank	Firm • name • address • website	Total Portfolio ¹ • Valley area • firmwide	Portfolio Breakdown ¹ • office • retail • industrial	Percent Owned • Valley area • firmwide	Services (partial list)	Profile • headquarters • Valley offices • Valley employees • year founded	Top Local Executive • name • title • phone
21	Primestor Development Inc. 201 S. Figueroa St., Suite 300 Los Angeles 90012 primestor.com	0.6 2.8	0 0.6 0	50% 50%	asset and property management, leasing, development, repositioning, construction management, TI coordination, urban specialty	Los Angeles N/A N/A 1999	Arturo Sneider CEO (888) 722-3702
22	Avison Young 555 S. Flower St., Suite 3200 Los Angeles 90071 avisonyoung.com	0.5 80	0.2 0.3 0	0 0	management, brokerage, consulting, construction/project management, commercial property accounting, due diligence services	Toronto 0 3 1978	Stan L. Yoshihara Principal & Managing Director (213) 935-7430
23	VDA Property Co. 4605 Lankershim Blvd., Suite 707 North Hollywood 91602 vdaproperty.com	0.5 0.5	0.5 0.1 0	0 0	property management	North Hollywood 1/5 1972	Thomas Van Der Ahe Sr. President (818) 980-9191
24	Johnston Group 5142 Claretton Drive, Suite 240 Agoura Hills 91301 johnston-group.com	0.4 0.4	0.4 0 0.1	90 90	property management, commercial development, rehab, leasing, construction management, receivership, real estate investment	Agoura Hills 1 10 1959	Jeffrey A. Johnston President (818) 879-9990
25	Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	0.4 3.5	0.4 0 0	0 0	property management, asset management, construction management, acquisition/disposition due diligence	Culver City 1 3 1991	Thomas Spear CEO (323) 295-2000
26	Morlin Asset Management 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	0.4 6.2	0.1 0.3 0	0 0	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 0 0 1984	Jock A. Ebner President (213) 622-4442
27	NAI Capital 16001 Ventura Blvd., Suite 200 Encino 91436 naicapital.com	0.4 2	0.3 0 0	0 0	property management services, leasing, construction management and receivership for office, industrial	Encino N/A 2 1979	Rachel Howitt/Timothy P. Foutz President/CEO (818) 905-2400
28	Parkford Properties 17130 Ventura Blvd., Suite 200 Encino 91316 parkfordprop.com	0.3 0.6	0.1 0.3 0	0 0	commercial property management	Encino 1 6 1986	Frank Nazarian President (818) 788-6100
29	Paley Commercial Real Estate Inc. 19507 Ventura Blvd. Tarzana 91356 paleycommercial.com	0.3 0.5	0.1 0.2 0	0 0	sales, leasing, and tenant representation, property management, appraisal and property evaluation services	Tarzana 1 2 1994	Richard L. Paley President (818) 343-3000
30	Lowe Enterprises Inc. 11777 San Vicente Blvd., Suite 900 Los Angeles 90049 loweenterprises.com	0.2 4	0.2 0 0	36 36	investment, development, asset management, acquisition/disposition, operations	Los Angeles N/A N/A 1972	Robert J. Lowe Chairman, CEO (310) 820-6661

Industrial Managers

The largest industrial property management firms in the Greater Valley area.* (in thousands)

C&W	2,068
CBRE	1,859
Ratner	975
IDS	946
Charles Dunn	700
Aspen	493
Transwestern	440
Moss & Co.	400
RiverRock	200
Trumark	200

*Excludes JLL, which did not provide a breakdown of office/retail/industrial portfolio figures locally.

Source: Business Journal research

¹ In millions of square feet.
N/A - Not Available Note: The information on this list was provided by representatives of the companies themselves. Property managers are ranked by the total amount of square

footage under management in the Greater Valley area and firmwide, respectively. Firms that own more than 75 percent of the property that they manage in the area are not included on the list.

Researched by David Nusbaum

THE LIST

OFFICE PROPERTY MANAGEMENT FIRMS

Ranked by total square footage of office property managed in the Greater Valley area

Rank	Firm • name • address • website	Office Sq. Footage ¹ • Valley area • firmwide	Percent Owned • Valley area • firmwide	Services (partial list)	Profile • headquarters • Valley offices • Valley employees • year founded	Top Local Executive • name • title • phone
1	CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	6.1 1,300	0% 0%	property management, project management, agency leasing, occupier leasing, investment sales, debt and equity finance	Los Angeles 1 N/A 1906	Eric Hasserjian Managing Director (213) 613-3333
2	Worthe Real Estate Group 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com	4.3 5	0 0	asset and property management, construction management, general contracting, leasing	Santa Monica N/A 47 1967	Jeffrey M. Worthe/M. David Paul President/General Partner (310) 393-9653
3	Tiarna Real Estate Services Inc. 15250 Ventura Blvd., Suite 1010 Sherman Oaks 91403 tiarna.com	1.4 3.4	0 0	asset management, property management, construction management, leasing services	Irvine 4 12 2000	Mike McAndrews Executive Vice President (818) 817-0550
4	RiverRock Real Estate Group Inc. 100 Bayview Circle, Suite 2600 Newport Beach 92660 riverrockreg.com	1.2 12.1	0 0	property/construction/facilities management, consulting, leasing	Newport Beach 2/4 2003	John Combs Principal (714) 689-1440
5	Cushman & Wakefield 601 S. Figueroa, Suite 4700 Los Angeles 90017 cushmanwakefield.com	0.8 N/A	0 0	property management, facilities management, project management, agency leasing, due diligence, consulting	New York N/A N/A 1917	Karinna Cassidy Sr. Vice President (213) 955-5100
6	PM Realty Group 9841 Airport Blvd. Los Angeles 90045 pmrg.com	0.7 84	0 1	leasing, investment, property, asset, facility and construction management	Houston 2 3 1955	Mark Mattis Sr. Vice President (424) 248-1600
7	Charles Dunn Real Estate Services Inc. 800 W. Sixth St., Suite 600 Los Angeles 90017 charlesdunn.com	0.6 5.2	0 0	property/asset management, brokerage, consulting, receiverships, accounting, construction management	Los Angeles 1 4 1921	Patrick J. Conn President, Property Management (213) 683-0500
8	Moss & Co. Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	0.6 1	10 10	multifamily and commercial property management	Sherman Oaks 1 160 1960	Cindy Gray President, Partner (818) 990-5999
9	Transwestern 601 S. Figueroa St., Suite 2750 Los Angeles 90017 transwestern.com/losangeles	0.6 139.9	0 0	agency leasing, property and facility management, tenant advisory, capital markets, development, sustainability	Houston 1 24 1978	David W. Rock Executive Vice President (213) 624-5700
10	VDA Property Co. 4605 Lankershim Blvd., Suite 707 North Hollywood 91602 vdaproperty.com	0.5 0.5	0 0	property management	North Hollywood 1/5 1972	Thomas Van Der Ahe Sr. President (818) 980-9191

¹ In millions.
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