

# THE LIST

## PROPERTY MANAGEMENT FIRMS

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

### ► NEXT WEEK

The Largest Commercial Real Estate Developers in L.A. County

**THE PACESETTER:** CBRE Group Inc. is the largest third-party property manager in L.A. County. The company has 39.1 million square feet of commercial property under management locally. That consists of 25.7 million square feet of office space, 2.5 million square feet of retail space, and 10.8 million square feet of industrial space.

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
		Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial			
1	<b>CBRE Group Inc.</b> 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	39.1 5,200.0	25.7 2.5 10.8	property management, project management, agency leasing, occupier leasing, investment sales, debt and equity finance	Los Angeles 5/400 1906	Eric Hasserjian Managing Director (213) 613-3333
2	<b>JLL</b> 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com	25.5 4,000.0	7.3 7.4 9.2	agency leasing, capital markets, facility management, lease administration, project management	Chicago 6/280 1783	Peter Belisle Managing Director (213) 239-6000
3	<b>Cushman &amp; Wakefield</b> 601 S. Figueroa, Suite 4700 Los Angeles 90017 cushmanwakefield.com	22.8 601.3	6.0 0.3 16.4	property management, facilities management, project management, agency leasing, due diligence, consulting, capital markets, valuation, advisory	Chicago 11/250 1917	Karina Cassidy Sr. Vice President (213) 955-5100
4	<b>Lincoln Property Co.</b> 915 Wilshire Blvd., Suite 2050 Los Angeles 90017 lpcsocial.com	22.7 22.7	10.7 0.1 3.0	asset/leasing/property management, brokerage, acquisition and development, construction management	Dallas 1/3 1965	David S. Binswanger Sr. Executive Vice President, Southern California (213) 538-0900
5	<b>Charles Dunn Real Estate Services Inc.</b> 800 W. Sixth St., Suite 600 Los Angeles 90017 charlesdunn.com	16.9 20.2	4.4 4.6 7.9	property/asset management, brokerage, consulting, receiverships, accounting, construction management	Los Angeles 2/4 1921	Patrick J. Conn President, Property Management (213) 683-0500
6	<b>IDS Real Estate Group</b> 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	9.8 27.6	2.9 0.4 6.5	property/asset/construction/development management, leasing, corporate services, acquisition/disposition	Los Angeles 5/10 1986	David G. Mgrublian Murad Siam CEOs (213) 362-9300
7	<b>illi Commercial Real Estate</b> 17547 Ventura Blvd., Suite 304 Encino 91316 illicre.com	9.7 9.8	0.0 9.5 0.2	property management, leasing, sales and investments	Encino 2/3 2007	Todd R. Nathanson President (818) 501-2212
8	<b>Unire Real Estate Group Inc.</b> 1800 E. Imperial Highway, Suite 205 Brea 92821 uniregroup.com	9.0 40.4	0.4 0.0 8.5	property management, asset management, construction management, transaction management	Brea 1/4 2000	Mark Harryman Principal (714) 990-2100
9	<b>Centers Business Management</b> 1517 S. Sepulveda Blvd. Los Angeles 90025 cbm1.com	8.0 8.9	0.3 7.8 0.0	retail shopping center property management, leasing, investment, business brokerage, asset management	Los Angeles 3/5 1987	Rick Rivera President (310) 575-1517
10	<b>Heger Industrial</b> 5701 S. Eastern Ave., Suite 100 Los Angeles 90040 hegerindustrial.com	7.4 7.4	0.3 0.0 7.1	brokerage, asset and property management services, sales, acquisition, leasing, investment, consulting	Los Angeles 3/4 1957	Robert G. Thornburgh CEO, President (323) 727-1144
11	<b>Rexford Industrial Realty &amp; Management</b> 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	6.8 14.9	0.0 0.0 6.8	property management, asset management, construction management and development, acquisition/disposition, due diligence	Los Angeles 1/1 2001	Howard Schwimmer Michael Frankel Co-CEOs (310) 966-1680
12	<b>Morlin Asset Management</b> 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	6.1 6.6	4.0 0.5 1.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 7/7 1984	Jock A. Ebner President (213) 239-8120
13	<b>PM Realty Group</b> 9841 Airport Blvd. Los Angeles 90045 pmrg.com	5.6 130.0	4.8 0.1 0.8	leasing, investment, property, asset, facility and construction management	Houston 6/179 1955	Mark Mattis Sr. Vice President (424) 248-1600
14	<b>Hines</b> 444 S. Flower St., Suite 2100 Los Angeles 90071 hines.com	5.3 180.7	5.3 0.0 0.0	property and facility management, engineering services, construction and development management, leasing, marketing	Houston 7/192 1957	Douglas H. Metzler Senior Managing Director (213) 629-5200
15	<b>Worthe Real Estate Group</b> 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com	5.3 N/A	4.7 0.1 0.0	asset and property management, construction management, general contracting, leasing	Santa Monica 11/11 1967	Jeffrey M. Worthe, President M. David Paul, General Partner (310) 393-9653
16	<b>Transwestern</b> 601 S. Figueroa St., Suite 2750 Los Angeles 90017 transwestern.com/losangeles	5.1 225.4	3.8 0.1 1.3	agency leasing, property and facility management, tenant advisory, capital markets, development, sustainability	Houston 1/34 1978	David W. Rock Executive Vice President (213) 624-5700
17	<b>NewMark Merrill Cos.</b> 5850 Canoga Ave., Suite 650 Woodland Hills 91367 newmarkmerrill.com	5.1 9.4	0.0 5.1 0.0	acquisition advisory, leasing, property management, repositioning, ground-up development and redevelopment	Woodland Hills 3/8 1997	Sandy Sigal CEO, President (818) 710-6100
18	<b>Vestar Property Management</b> 7575 Carson Blvd. Long Beach 90808 vestar.com	5.1 26.0	0.0 5.1 0.0	property management, construction management, leasing, redevelopment, financing, marketing	Phoenix 6/18 1989	Richard Kuhle President (562) 938-1722
19	<b>Overton Moore Properties</b> 19300 S. Hamilton Ave., Suite 200 Gardena 90248 omprop.com	4.4 5.9	0.0 0.0 4.4	property management, development and construction services, leasing, acquisition	Gardena 1/1 1972	Timur Tecimer CEO (310) 323-9100
20	<b>Coreland Cos.</b> 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	4.0 6.5	0.0 4.0 0.0	acquisition analysis, property management, accounting, leasing, construction management	Tustin 1/5 1990	Chris Hite President (714) 573-7780

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 L.A. County and firmwide, respectively. Firms that own more than 75 percent of the property that they manage in L.A. County are not included on the list. Newmark Grubb Knight Frank may have qualified, but declined to provide information. To the best of our knowledge, this information is accurate as of press time. While every

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**Office Rates**  
Third-quarter average asking rents per square foot by submarket for Class A office property.

Westside	<b>\$4.75</b>
Hollywood	<b>4.43</b>
Downtown	<b>3.51</b>
Tri-Cities	<b>3.08</b>
San Fernando Valley	<b>2.74</b>
Santa Clarita Valley	<b>2.69</b>
Wilshire Corridor	<b>2.68</b>
South Bay	<b>2.54</b>
San Gabriel Valley	<b>2.42</b>

Source: Jones Lang LaSalle

Researched by David Nusbaum

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**PROPERTY MANAGEMENT FIRMS** *Continued from page 15*

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
		Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial			
21	<b>GM Properties</b> 13305 Penn St., Suite 200 Whittier 90602 gmpropertiesinc.com	3.9 3.9	0.2 0.2 3.5	leasing, sales, property management, maintenance services, trustee services	Whittier 1/1 1963	Jason Jamison President (562) 697-5000
22	<b>Avison Young</b> 555 S. Flower St., Suite 3200 Los Angeles 90071 avisonyoung.com	3.6 100.0	2.4 0.6 0.1	management, brokerage, consulting, construction/project management, commercial property accounting, due diligence	Toronto 3/79 1978	Stan L. Yoshihara Principal & Managing Director (213) 935-7430
23	<b>Trumark Real Estate Management Services</b> 320 W. Arden Ave., Suite 110 Glendale 91203 trumarkrem.com	3.5 3.5	2.0 1.0 0.5	property management, leasing, accounting, consulting, brokerage	Glendale 2/2 1959	Mark Trueblood CEO (818) 246-7221
24	<b>Property Management Associates</b> 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	3.4 3.5	2.6 0.3 0.5	property management, asset management, construction management, acquisition/disposition due diligence	Culver City 2/1 1991	Thomas Spear CEO (323) 295-2000
25	<b>Tiarna Real Estate Services Inc.</b> 15250 Ventura Blvd., Suite 1010 Sherman Oaks 91403 tiarna.com	3.1 11.8	2.0 0.8 0.3	asset management, property management, construction management, leasing services	Irvine 5/11 2000	Mike McAndrews Executive Vice President (818) 817-0550
26	<b>RiverRock Real Estate Group Inc.</b> 100 Bayview Circle, Suite 2600 Newport Beach 92660 riverrockreg.com	3.1 27.0	1.1 0.6 1.4	property/construction/facilities management, consulting, leasing	Newport Beach 4/26 2003	John Combs Principal (714) 689-1440
27	<b>Aspen Management</b> 18321 Ventura Blvd., Suite 200 Tarzana 91356 aspenccommercial.com	1.9 2.4	0.2 1.0 0.6	commercial property management, asset management, facilities management, property maintenance	Tarzana 3/5 1978	James Orr President (818) 344-2544
28	<b>NAI Capital</b> 16001 Ventura Blvd., Suite 200 Encino 91436 naicapital.com	1.6 2.0	0.7 0.8 0.1	property management services, leasing, construction management and receivership for office, industrial	Encino 7/15 1979	Rachel Howitt, President Timothy P. Foutz, CEO (818) 905-2400
29	<b>Moss &amp; Co. Property Management</b> 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	1.6 1.6	0.7 0.8 0.1	multifamily and commercial real estate management	Sherman Oaks 1/1 1960	Cindy Gray President, Partner (818) 990-5999
30	<b>Gelb Enterprises/RMG Management Inc.</b> 17547 Ventura Blvd., Suite 201 Encino 91436 gelbgroup.com	1.3 1.4	1.0 0.3 0.0	leasing, property management, tenant improvements	Encino 1/1 1970	Rickey M. Gelb Managing General Partner, President (818) 377-2277
31	<b>Delphi Business Properties Inc.</b> 7100 Hayvenhurst Ave., Suite 211 Van Nuys 91406 go2delphi.com	1.2 1.2	0.0 0.0 1.2	property management	Van Nuys 1/1 1977	Ross W. Thomas CEO (818) 780-7878
32	<b>1st Commercial Realty Group Inc.</b> 2009 Porterfield Way, Suite P Upland 91786 1st-comm.com	1.2 11.4	0.0 1.7 0.0	inspections, insurance review, rent collections, tenant retention, lease administration, budget planning, CAM reconciliation	Upland 2/14 1989	Michael Polley President (909) 946-6226
33	<b>Kutzer Co.</b> 716 Mission St. South Pasadena 91030 kutzer.com	1.2 1.4	1.0 0.2 0.0	property management, redevelopment, asset management, investment services, recapitalization, workouts	South Pasadena 1/1 1992	Pete Kutzer President (626) 441-9620
34	<b>Meridian Group Ltd.</b> 11400 W. Olympic Blvd., Suite 860 Los Angeles 90064 meridianla.com	1.1 2.5	0.3 0.0 0.8	investments, asset management, property management, construction management, tenant rep., development	Los Angeles 1/2 2005	Nadir Elfarra/Ramsey Hakim/ Amr Tannir Managing Partners (310) 478-4900
35	<b>Garboard/Keelson Asset and Property Management</b> 210 Whaler's Walk, Berth 31 San Pedro 90731 garboardkeelson.com	1.0 1.0	0.4 0.2 0.3	office/industrial, medical office, retail and marina fueling operations	San Pedro 1/1 1990	Jack Boyt President (310) 833-8700
36	<b>J.G. Management Co. Inc.</b> 5743 Corsa Ave., Suite 200 Westlake Village 91362 jgmanagement.com	0.9 3.1	0.2 0.8 0.0	investment, asset/property management, leasing, construction management, refinancing and loan administration	Westlake Village 1/2 1983	Greg Greenstein President (818) 707-9494
37	<b>Minasian &amp; Associates</b> 1250 E Walnut St., Suite 236 Pasadena 91106 minasianassociates.com	0.9 0.9	0.2 0.2 0.2	property management, leasing, and sales	Pasadena 1/1 1986	Lawrence L. Minasian President (626) 796-4900
38	<b>LB Property Management</b> 4730 Woodman Ave., Suite 200 Sherman Oaks 91423 lbpm.com	0.8 1.6	0.2 0.7 0.0	management of commercial, multifamily, single family, HOA properties	Sherman Oaks 1/3 1988	Robert Lopata President (818) 981-1802
39	<b>Triad Management Systems Inc.</b> 21201 Victory Blvd., Suite 255 Canoga Park 91303 triadmanagementinc.com	0.6 0.6	0.1 0.3 0.3	tenant relations, maintenance, financial reporting, lease administration, property management services	Canoga Park 1/1 1984	Nick Virzi President (818) 704-4200
40	<b>VDA Property Co.</b> 4605 Lankershim Blvd., Suite 707 North Hollywood 91602 vdaproperty.com	0.5 0.5	0.1 0.1 0.0	property management, real estate development	North Hollywood 1/1 1972	Thomas R. Von Der Ahe President (818) 980-9191

**MULTIFAMILY:** Moss & Co. added 1,200 apartment units in 2016 making it one of the largest third-party multifamily operators in Los Angeles with over 10,000 units under management.

**Industrial Rates**

Third-quarter average asking rents per square foot by submarket for industrial property.

North Los Angeles	<b>\$0.74</b>
South Bay	<b>0.74</b>
Central L.A.	<b>0.66</b>
Mid-Cities	<b>0.63</b>
San Gabriel Valley	<b>0.56</b>

Source: Jones Lang LaSalle

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