

THE LIST

PROPERTY MANAGEMENT FIRMS

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
















► NEXT ISSUE  
Accounting Firms

Rank		Total Portfolio • name • address • website	(in millions of sq. ft.)		Services (partial list)	Profile • headquarters • Valley offices • Valley employees • year founded	Top Local Executive • name • title • phone	
			Portfolio Breakdown • Valley area • firmwide	Portfolio Breakdown • office • retail • industrial				
1		<b>illi Commercial Real Estate</b> 5990 Sepulveda Boulevard Suite 600 Sherman Oaks 91411 illicre.com	12.2 20.2	0 11.2 1	property and asset management, construction services, brokerage, investment sales, and capital markets lending	Sherman Oaks 1 25 2007	Todd Nathanson President (818) 501-2212	
2		<b>Rexford Industrial Realty Inc.</b> 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	5.5' 41.7'	0.3' 0' 5.5'	property management, asset management, construction management and development, acquisition and disposition	Los Angeles NA NA 2001	Howard Schwimmer Michael Frankel Co-CEOs (310) 966-1680	
3		<b>Worthe Real Estate Group</b> 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	5.3 7.9	4.4 0.2 0	asset and property management, construction management, general contracting, leasing	Santa Monica 8 28 1967	Jeffrey Worthe President (310) 393-9653	
4		<b>Cushman &amp; Wakefield</b> 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	4.7 NA	3.2 0 1.5	asset services, tenant representation, valuation and advisory, capital markets, agency leasing, investment and asset management, global occupier services	Chicago 4 15 1917	Karina Cassidy Senior Managing Director (213) 955-5100	
5		<b>RiverRock Real Estate Group Inc.</b> 2392 Morse Ave., Suite 100 Irvine 92614 riverrockreg.com	3.6' 42.5'	2.2' 0.4' 0.9'	property, construction and facilities management; accounting; consulting; leasing; sales	Irvine NA NA 2003	John Combs Principal (714) 689-1440	
6		<b>CBRE Group Inc.</b> 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	3.2 957.6	2.8 0.2 0.1	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 2 16 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333	
7		<b>Tiarna Real Estate Services Inc.</b> 6345 Balboa Blvd., Suite 280 Encino 91316 tiarna.com	2.2' 15.3'	1.4' 0.7' 0'	asset management, property management, construction management, leasing services	Irvine NA NA 2000	Mike McAndrews EVP (818) 817-0550	
8		<b>Transwestern</b> 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	1.9 232.4	1 0.2 0.7	agency leasing, asset services (property, facilities and construction management), occupier solutions, capital markets and research	Houston 1 24 1978	Perry Degulis Executive Managing Director (213) 624-5700	
9		<b>Charles Dunn Real Estate Services Inc.</b> 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	1.8 18.4	0.8 0.4 0.6	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, accounting, construction management	Los Angeles 1 3 1921	Patrick Conn President (213) 683-0500	
		<b>Delphi Business Properties Inc.</b> 7100 Hayvenhurst Ave., Suite 211 Van Nuys 91406 go2delphi.com	1.8 1.8	0 0 1.8	full service property management, leasing/lease renewals, accounting, budget planning, CAM reconciliations, 24/7 response, three day notices	Van Nuys 1 NA 1977	Ross Thomas Founder Jeff Puffer CEO, President (818) 780-7878	
11		<b>Kutzer Co.</b> 716 Mission St. South Pasadena 91030 kutzer.com	1.6 2	0 0 0	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 0 0 1992	Pete Kutzer President (626) 441-9620	
12		<b>IDS Real Estate Group</b> 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	1.4 40.4	0.9 0.1 0.4	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 3 3 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
		<b>Jones Lang LaSalle Inc.</b> 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com	1.4' 777'	0.5' 0.6' 0.3'	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Chicago NA NA 1783	Bob Nowak SVP, Managing Director, Southwest Property Management (213) 239-6000	
14		<b>OMP</b> 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	1.3 10.9	0.1 0 1.2	property management, development and construction services, leasing, acquisition	Torrance 1 17 1972	Timur Tecimer CEO, Managing Partner Pete Cassiano CIO, Partner (310) 323-9100	
15		<b>Ratner Property Management</b> 4181 Sunswept Drive Studio City 91604 ratnerpm.com	1.3' 1.7'	NA NA 1.3'	commercial, industrial and multifamily property and asset management; property maintenance and capital improvement services	Studio City NA NA 1999	Sruli Perlman CEO (818) 767-4750	
16		<b>Coreland Cos.</b> 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	1.1 6.7	0 1.1 0	real estate management, accounting, leasing	Tustin 0 0 1990	Vicky Hammond Managing Principal (714) 573-7780	
		<b>Gelb Enterprises/RMG Management Inc.</b> 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net	1.1' 1.4'	1' 0.1' 0.1'	leasing, property management, tenant improvements, remodeling and upgrades	Woodland Hills NA NA 1971	Rickey Gelb President, Managing General Partner (818) 377-2277	

<sup>1</sup> Business Journal estimate.  
NA - 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](mailto:research@sfbj.com). ©2024 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 Wright's Media (877) 652-5295.

PROPERTY MANAGEMENT FIRMS

Rank		Total Portfolio <ul style="list-style-type: none"><li>name</li><li>address</li><li>website</li></ul>	(in millions of sq. ft.)		Services (partial list)	Profile <ul style="list-style-type: none"><li>headquarters</li><li>Valley offices</li><li>Valley employees</li><li>year founded</li></ul>	Top Local Executive <ul style="list-style-type: none"><li>name</li><li>title</li><li>phone</li></ul>	
			Portfolio Breakdown <ul style="list-style-type: none"><li>Valley area</li><li>firmwide</li></ul>	Portfolio Breakdown <ul style="list-style-type: none"><li>office</li><li>retail</li><li>industrial</li></ul>				
		<b>Moss &amp; Company Property Management</b> 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	1.1' 2.3'	0.9' 0.1' 0.2'	multifamily and commercial real estate management	Sherman Oaks NA NA 1960	Cindy Gray Managing Partner (818) 990-5999	
19		<b>Aspen Management</b> 18751 Ventura Blvd., Suite 200 Tarzana 91356 aspencommercial.com	0.9' NA	NA NA NA	commercial property management, asset management, facilities management, property maintenance	Tarzana NA NA 1978	James Orr President (818) 344-2544	
		<b>NewMark Merrill Cos.</b> 24025 Park Sorrento # 300 Calabasas 91302 newmarkmerrill.com	0.9' 11'	0' 0.9' 0'	acquisition advisory, leasing, property management, repositioning, ground-up development and redevelopment	Calabasas NA NA 1997	Sandy Sigal CEO, President (818) 710-6100	
21		<b>Trumark Real Estate Management Services</b> 320 W. Arden Ave., Suite 110 Glendale 91203 trumarkrem.com	0.8 1	0.2 0.1 0.3	property managment, leasing, accounting, consulting, brokerage	Glendale 1 14 1959	Mark Trueblood CEO (818) 246-7221	
22		<b>LBPM</b> 4730 Woodman Ave., Suite 200 Sherman Oaks 91423 lbpm.com	0.7' NA	NA NA NA	management of commercial, multifamily, single family and HOA properties	Sherman Oaks NA NA 1988	Robert Lopata President, Co-Founder (818) 981-1802	
		<b>Unire Real Estate Group Inc.</b> 675 Placentia Ave., Suite 200 Brea 92821 uniregroup.com	0.7' 53.5'	0.2' 0' 0.5'	property management, asset management, construction management, transaction management	Brea NA NA 2000	Griffin Cogorno President (714) 990-2100	
24		<b>Morlin Asset Management, LP</b> 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	0.4 4.4	0.2 0.2 0	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 1 2 1984	Jock Ebner President (213) 239-8120	
25		<b>Bridge Industrial</b> 11100 Santa Monica Blvd. Suite 700 Los Angeles 90025 bridgeindustrial.com	0.1 55.8	0 0 0.1	NA	Chicago 0 0 2000	Brian Wilson Partner, West Coast (213) 519-3132	

<sup>1</sup> Business Journal estimate.  
NA - 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@sfvbj.com](mailto:research@sfvbj.com). ©2024 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 Wright's Media (877) 652-5295.

Researched by Andrew Crowley

THE LIST

OFFICE PROPERTY MANAGEMENT FIRMS

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

Rank		Firm <ul style="list-style-type: none"><li>name</li><li>address</li><li>website</li></ul>	Office Sq. Footage <ul style="list-style-type: none"><li>Valley area</li><li>firmwide (in millions)</li></ul>	Services (partial list)	Profile <ul style="list-style-type: none"><li>headquarters</li><li>Valley offices</li><li>Valley employees</li><li>year founded</li></ul>	Top Local Executive <ul style="list-style-type: none"><li>name</li><li>title</li><li>phone</li></ul>	
1		<b>Worthe Real Estate Group</b> 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	4.4 6.3	asset and property management, construction management, general contracting, leasing	Santa Monica 8 28 1967	Jeffrey Worthe President (310) 393-9653	
2		<b>Cushman &amp; Wakefield</b> 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	3.2 0	asset services, tenant representation, valuation and advisory, capital markets, agency leasing, investment and asset management, global occupier services, facility services	Chicago 4 15 1917	Karinna Cassidy Senior Managing Director (213) 955-5100	
3		<b>CBRE Group Inc.</b> 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	2.8 323.9	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 2 16 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333	
4		<b>RiverRock Real Estate Group Inc.</b> 2392 Morse Ave., Suite 100 Irvine 92614 riverrockreg.com	2.2' 15.6'	property, construction and facilities management; accounting; consulting; leasing; sales	Irvine NA NA 2003	John Combs Principal (714) 689-1440	
5		<b>Tiarna Real Estate Services Inc.</b> 6345 Balboa Blvd., Suite 280 Encino 91316 tiarna.com	1.4' 4.2'	asset management, property management, construction management, leasing services	Irvine NA NA 2000	Mike McAndrews EVP (818) 817-0550	
6		<b>Transwestern</b> 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	1 141.4	agency leasing, asset services (property, facilities and construction management), occupier solutions, capital markets and research	Houston 1 24 1978	Perry Degulis Executive Managing Director (213) 624-5700	
		<b>Gelb Enterprises/RMG Management Inc.</b> 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net	1' NA	leasing, property management, tenant improvements, remodeling and upgrades	Woodland Hills NA NA 1971	Rickey Gelb President, Managing General Partner (818) 377-2277	
8		<b>Moss &amp; Company Property Management</b> 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	0.9' 1.3'	multifamily and commercial real estate management	Sherman Oaks NA NA 1960	Cindy Gray Managing Partner (818) 990-5999	
		<b>IDS Real Estate Group</b> 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	0.9 4.4	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 3 3 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
10		<b>Charles Dunn Real Estate Services Inc.</b> 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	0.8 4.2	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, accounting, construction management	Los Angeles 1 3 1921	Patrick Conn President (213) 683-0500	

<sup>1</sup> Business Journal estimate.  
NA - 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 office space under management in the Greater Valley area and firmwide, respectively. 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@sfvbj.com](mailto:research@sfvbj.com). ©2024 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 Wright's Media (877) 652-5295.

Researched by Andrew Crowley