

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by L.A. County portfolio

► NEXT WEEK
Franchisers




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	 Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	72.8 NA	17.1 1.1 54.6	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 28/400 1917	Karina Cassidy Executive Managing Director (213) 955-5100	
2	 JLL 515 S. Flower St. Los Angeles 90071 jll.com	50.2 871.3	5.7 3 41.4	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Chicago 5/331 1783	Charlie Smith Senior Managing Director and Broker Lead (213) 239-6000	
3	 Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com	35.1 604	12.8 4.3 19.1	property management, project management, brokerage services, capital markets and valuation, advisory services	Toronto 8/480 1908	Kevin Rude Regional Managing Director West Region (213) 532-3200	
4	 CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	33.7 1,076.3	19.8 3.7 9.4	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 5/400 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333	
5	 Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 lpc.com	32 411	14.7 9.4 7.9	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1/35 1965	Rob Kane Senior Executive VP (213) 538-0900	
6	 Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	28.2 50.1	0 0 28.2	property management, asset management, construction management and development, acquisition and disposition	Los Angeles 1/5 2001	Howard Schwimmer Michael Frankel Co-CEOs (310) 966-1680	
7	 Prologis Inc. 2141 Rosecrans Ave., Suite 1151 El Segundo 90245 prologis.com	20 NA	NA NA 20	property maintenance and construction management, business-to-business and retail/online fulfillment	San Francisco 2/NA 39	Kim Snyder President, West Region (310) 641-2100	
8	 Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	17.6 18.6	4.2 4.2 9.1	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 4/4 1921	Patrick Conn President (213) 683-0500	
9	 Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	17.4 186.1	3.7 0.1 13.6	advisory groups, agency leasing, asset services, capital markets, consulting services, technology, tenant advisory+workplace solutions	Houston 2/33 1978	Perry Degulis Executive Managing Director - Regional Operating Officer, Western US (213) 624-5700	
10	 illi Commercial Real Estate 5945 Canoga Ave. Woodland Hills 91367 illicre.com	17.2 22.4	0 16.2 1	property and asset management, construction services, brokerage, investment sales, and capital markets lending	Woodland Hills 3/4 2007	Todd Nathanson President (818) 501-2212	
11	 Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com	13.6 152.3	7.3 2.3 3.9	property management, brokerage, tenant advisory, agency leasing, consulting, research, construction and project management, commercial property accounting, capital markets, multifamily investments	Toronto 7/120 1978	Jim Proehl Stan Yoshihara Principal & Sr. Director, Real Estate Management Services Principal & MD, Investor Relations & Client Development (213) 935-7430	
12	 Unire Real Estate Group Inc. 675 Placentia Ave., Suite 200 Brea 92821 uniregroup.com	11.2 61.7	NA NA 11.2	property management, asset management, construction management, transaction management	Brea 1/4 2000	Griffin Cogorno President (714) 990-2100	
13	 IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	10.7 38.8	2.8 0.1 7.8	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 9/15 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
14	 Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	7.8 7.8	6.3 0.2 1.3	asset and property management, construction management, general contracting, leasing	Santa Monica 12/12 1967	Jeffrey Worthe President (310) 393-9653	
15	 GM Properties Inc. 13305 Penn St., Suite 200 Whittier 90602 gmpropertiesinc.com	5.8 5.8	0.2 0 5.6	leasing, sales, property management, maintenance services, trustee services	Whittier 1/1 1963	Jason Jamison President/CEO (562) 697-5000	
16	 Tiarna Real Estate Services Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	5.8 15.8	3.1 0 2.7	asset management, property management, construction management & leasing services	Irvine 5/10 2000	Mike McAndrews EVP (818) 817-0550	
17	 Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	4.9 6.7	0 4.6 0.3	real estate management, property accounting, leasing	Tustin 1/3 1990	Vicky Hammond Managing Principal (714) 573-7780	
18	 Hines 12101 W. Olympic Blvd, Suite 200 Los Angeles 90064 hines.com	4.8 228.7	4.3 0.3 0.2	asset management, property and facilities management, engineering services, pre-development consulting, construction and development management, leasing, and marketing	Houston 6/158 1957	Paul Twardowski Senior Managing Director (213) 629-5200	

¹ Business Journal estimate.
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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 the Research Department at dbatra@labusinessjournal.com. ©2025 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 Deepanjali Batra

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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				
19	THE RUTH GROUP 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com	3.8' NA	3.2' NA NA	development, construction management, property management, asset management and leasing	Los Angeles 2/3 2007	Robert Ruth Founding Partner (310) 788-0838	
20	OMP 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	3.7 10.5	0.1 0 3.6	property management, development and construction services, leasing, acquisition	Torrance 1/2 1972	Pete Cassiano Partner/CIO (310) 323-9100	
21	Vestar 7575 Carson Blvd. Long Beach 90808 vestar.com	3.5 30	NA 3.5 NA	property management, construction management, leasing, development, acquisition, marketing	Phoenix NA/NA 1989	Patrick McGinley Jeffrey Axtell President – Management Services EVP, Regional Manager (562) 938-1722	
22	Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	3.2 56.9	0.1 0.2 2.7	asset services, property management, brokerage, appraisal, consulting, and debt & equity finance services for all property types	Seattle 4/19 1969	Eric Paulsen President of Brokerage (213) 421-1400	
23	MORLIN 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	3.1 4.2	1.9 0.7 0.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6/7 1984	Jock Ebner President (213) 239-8120	
24	Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	2.8' NA	2.8' NA NA	property management, asset management, construction management, acquisition and disposition due diligence	Culver City 1/2 1991	Thomas Spear CEO (323) 295-2000	
25	BRIDGE 11100 Santa Monica Blvd. Suite 700 Los Angeles 90025 bridgeindustrial.com	2.7 55.8	0 0 2.7	property management	Chicago 1/8 2000	Kevin Finnegan Vice President, Investments (213) 519-3132	
26	Aspen Management 18751 Ventura Blvd., Suite 200 Tarzana 91356 aspcommercial.com	2.6' NA	NA NA 2.6'	commercial property management, asset management, facilities management, property maintenance	Tarzana 2/2 1978	James Orr President (818) 344-2544	
27	Moss & Company Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 www.mosscompany.com	2.5 2.8	0.9 0.6 0.6	multifamily and commercial property management	Sherman Oaks 1/2 1960	Cindy Gray Managing Partner (818) 990-5999	
28	NewMark Merrill Cos. 24025 Park Sorrento, Suite 300 Calabasas 91302 newmarkmerrill.com	2.3' NA	NA 2.3' NA	acquisition advisory, leasing, property management, repositioning, ground-up development and redevelopment	Calabasas 3/10 1997	Sandy Sigal President & CEO (818) 710-6100	
29	DELPHI 7100 Hayvenhurst Ave., Suite 211 Van Nuys 91406 go2delphi.com	2.1 2.1	0 0 2.1	property management, property dispositions, vacancy leasing, lease renewals, accounting, budget planning, CAM reconciliations, 24/7 response, three day notices & evictions	Van Nuys 1/1 1977	Jeff Puffer President & CEO (818) 780-7878	
30	The Kutzer Company 716 Mission St. South Pasadena 91030 kutzer.com	1.8 2.2	1.1 0.5' 0.2	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 1/1 1992	Pete Kutzer President (626) 441-9620	
31	RATNER 4181 Sunswep Dr. Studio City 91604 ratnerpropertymanagement.com	1.5' 1.7'	NA NA 1.5'	commercial, industrial and multifamily property and asset management; property maintenance and capital improvement services	Studio City 2/2 1999	Sruli Perlman CEO (818) 767-4750	
32	Gelb Group 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net	1.3' 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	
33	Meridian Group Ltd. 11400 W. Olympic Blvd., Suite 860 Los Angeles 90064 meridianla.com	1.1 2.4	0.2 0 0.8	investments, asset management, property management, construction management, tenant rep., development	Los Angeles 1/2 2005	Ramsey Hakim Amr Tannir Nadir Elfarrar Managing Partners (310) 478-4900	
34	Trumark Real Estate Management Services 320 W. Arden Ave., Suite 110 Glendale 91203 trumarkrem.com	0.8' 1'	0.3' 0.1' 0.4'	property management, leasing, accounting, consulting, brokerage	Glendale 1/2 1959	Mark Trueblood CEO (818) 246-7221	
35	J.G. Management Co. Inc. 5743 Corsa Ave., Suite 200 Westlake Village 91362 jgmanagement.com	0.7' 3.6'	NA 0.7' NA	property management, asset management, full service accounting, investment management, leasing, construction management, refinancing and loan administration	Westlake Village 1/1 1983	Greg Greenstein President (818) 707-9494	
36	Held Properties Inc. 1880 Century Park East, Suite 500 Los Angeles 90067 heldproperties.com	0.6 1.3	0.6 NA NA	leasing, parking, property management	Los Angeles 1/1 1946	Robert Held President (310) 300-2200	

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