

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by total square footage

► NEXT WEEK
















- Commercial Real Estate Developers
- Architectural 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	
			Total Portfolio • L.A. County • firmwide	Portfolio Breakdown • office • retail • industrial				
1		Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	80.2 NA	15.6 1.1 63.2	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 51/400 1917	Karinna Cassidy Executive Managing Director (213) 955-5100	
2		Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 ipc.com	43.1' 720	12.3 7.5 18.2	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1/39 1965	Rob Kane Senior Executive VP (213) 538-0900	
3		CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	39 3,400	22.8 4.5 11.7	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	
4		Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com	37.6 630	14.2 4.4 22.2	property management, project management, brokerage services, capital markets and valuation, advisory services, debt and structure finance, receivership	Toronto 8/480 1908	Kevin Rude Regional Managing Director West Region (213) 532-3200	
5		Prologis Inc. 2141 Rosecrans Ave., Suite 1151 El Segundo 90245 prologis.com	34.3 1,244.2	0 0 34.3	landlord services including property management,leasing, build to suit capabilities, essentials product sales	San Francisco 2/35 1983	Megan Creecy-Herman President, West Region (562) 345-9200	
6		Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	29.1 50.9	NA NA 29.1	leasing, property management, asset management, construction management and development, acquisition and disposition	Los Angeles 1/5 2001	Laura Clark Howard Schwimmer Michael Frankel Incoming CEO Co-CEO Co-CEO (310) 966-1680	
7		Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	19.2 20.5	5 5 9.1	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 5/5 1921	Patrick Conn President (213) 683-0500	
8		illi Commercial Real Estate 5945 Canoga Ave. Woodland Hills 91367 illicre.com	16.5 20.8	0 15.9 0.7	property and asset management, construction services, brokerage, investment sales, and capital markets lending	Woodland Hills 3/4 2007	Todd Nathanson President (818) 501-2212	
9		Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com	12.4 283	5.6 2.9 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 Principal & Senior Director, Real Estate Management Services – West (213) 935-7430	
10		IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealstate.com	10.8 39.6	2.8 0.1 7.9	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 9/14 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
11		Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	7 7	6.1 0.2 0	Asset and property management, construction management, general contracting, leasing	Santa Monica 12/12 1967	Jeffrey Worthe President (310) 393-9653	
12		GM Properties Inc. 13305 Penn St., Suite 200 Whittier 90602 gmpropertiesinc.com	5.5 5.5	0.2 0.1 5.2	leasing, sales, property management, maintenance services, trustee services	Whittier 1/1 1963	Jason Jamison President/CEO (562) 697-5000	
13		Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	5.4 7.8	0 5 0.3	real estate management, property accounting, leasing	Tustin 1/3 1990	Vicky Hammond Managing Principal (714) 573-7780	
14		Tiarna Real Estate Services, Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	5.3 11.6	1.7 0.9 2.7	Asset management, Property Management, Construction Management & Leasing Services	Irvine 5/10 2000	Michael McAndrews Executive Vice President (818) 817-0550	
15		Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	3.9 183.3	2.8 0 0.1	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	
16		The Ruth Group 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com	3.8 4.2	3 0 0.8	development, construction management, property management, asset management and leasing	Los Angeles 2/3 2007	Robert Ruth Founding Partner (310) 788-0838	
17		OMP 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	3.7 11.2	0.1 0 3.6	property management, development and construction services, leasing, acquisition	Torrance 2/3 1972	Pete Cassiano Partner/CIO (310) 323-9100	

¹ Lincoln's portfolio numbers include recent M&A activity with Unire Real Estate Group, REMM Group, and PMA. JLL submission pending; figures will be incorporated once received 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% 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 to the Research Department at dbatra@labusinessjournal.com. ©2026 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

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				
18		Bridge Industrial 11100 Santa Monica Blvd. Suite 700 Los Angeles 90025 bridgeindustrial.com	3.6 NA	NA NA 3.6	property management	Chicago 1/7 2000	Kevin Finnegan Market Officer (424) 346-6486	
19		Vestar 7575 Carson Blvd. Long Beach 90808 vestar.com	3.5 30.5	NA 3.5 NA	property management, construction management, leasing, development, acquisition, marketing	Phoenix NA/NA 1989	Patrick McGinley President – Management Services (562) 938-1722	
20		Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	3.3 53.8	0.3 0.2 2.7	asset services, property management, brokerage, valuation, consulting, and debt & equity finance services for all property types	Seattle 4/19 1969	Darren Tappen Regional President, Brokerage (213) 421-1400	
21		Morlin Asset Management, LP 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	3.1 4.2	1.9 0.6 0.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6/7 1984	Jock Ebner President (213) 239-8120	
22		Delphi Business Properties 7100 Hayvenhurst Ave., Suite 211 Van Nuys 91406 go2delphi.com	2.3 2.3	0 0 2.3	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	
23		The Kutzer Company 716 Mission St. South Pasadena 91030 kutzer.com	1.9 2.2	1.2 0.5 0.2	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 1/1 1992	Pete Kutzer President (626) 441-9620	
24		Meridian Group Ltd. 11400 W. Olympic Blvd., Suite 860 Los Angeles 90064 meridianla.com	1.1 2.4	0.2 0 0.9	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	
25		Held Properties Inc. 1880 Century Park East, Suite 500 Los Angeles 90067 heldproperties.com	0.6 0.6	0.6 NA NA	leasing, parking, property management	Los Angeles 1/1 1946	Robert Held President (310) 300-2200	

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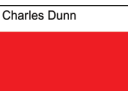















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Researched by Deepanjali Batra

THE LIST

OFFICE PROPERTY MANAGEMENT FIRMS

Ranked by office square footage

Rank		Firm <ul style="list-style-type: none">nameaddresswebsite	Office Sq. Footage L.A. County <ul style="list-style-type: none">firmwide (in millions)	Services (partial list)	Profile <ul style="list-style-type: none">headquartersoffices (L.A. County/total)year founded	Top Local Executive <ul style="list-style-type: none">nametitlephone	
1		CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	22.8 1,100	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	
2		Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	15.6 NA	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 51 / 400 1917	Karina Cassidy Executive Managing Director (213) 955-5100	
3		Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com	14.2 173	property management, project management, brokerage services, capital markets and valuation, advisory services, debt and structure finance, receivership	Toronto 8 / 480 1908	Kevin Rude Regional Managing Director West Region (213) 532-3200	
4		Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 lpc.com	12.3 NA	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1 / 39 1965	Rob Kane Senior Executive VP (213) 538-0900	
5		Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	6.1 6.1	asset and property management, construction management, general contracting, leasing	Santa Monica 12 / 12 1967	Jeffrey Worthe President (310) 393-9653	
6		Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com	5.6 57.7	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 Principal & Senior Director, Real Estate Management Services – West (213) 935-7430	
7		Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	5 5	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 5 / 5 1921	Patrick Conn President (213) 683-0500	
8		The Ruth Group 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com	3 3.4	development, construction management, property management, asset management and leasing	Los Angeles 2 / 3 2007	Robert Ruth Founding Partner (310) 788-0838	
9		Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	2.8 76.5	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		IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	2.8 4.1	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 9 / 14 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
11		Morlin Asset Management, LP 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	1.9 2.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6 / 7 1984	Jock Ebner President (213) 239-8120	
12		Tiarna Real Estate Services, Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	1.7 NA	asset management, property management, construction management & leasing services	Irvine 5 / 10 2000	Michael McAndrews Executive Vice President (818) 817-0550	
13		The Kutzer Company 716 Mission St. South Pasadena 91030 kutzer.com	1.2 1.2	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 1 / 1 1992	Pete Kutzer President (626) 441-9620	
14		Held Properties Inc. 1880 Century Park East, Suite 500 Los Angeles 90067 heldproperties.com	0.6 NA	leasing, parking, property management	Los Angeles 1 / 1 1946	Robert Held President (310) 300-2200	
15		Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	0.3 13.6	asset services, property management, brokerage, valuation, consulting, and debt & equity finance services for all property types	Seattle 4 / 19 1969	Darren Tappen Regional President, Brokerage (213) 421-1400	

JLL submission pending; figures will be incorporated once received. Note: The information on this list was provided by representatives of the companies. Property managers are ranked by the total amount of office space under management in L.A. County. Firms that own more than 75% of the property that they manage in L.A. County are not included. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and

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Researched by Deepanjali Batra

THE LIST

RETAIL PROPERTY MANAGEMENT FIRMS

Ranked by retail square footage

Rank		Firm <ul style="list-style-type: none">nameaddresswebsite	Retail Sq. Footage <ul style="list-style-type: none">L.A. Countyfirmwide (in millions)	Services (partial list)	Profile <ul style="list-style-type: none">headquartersoffices (L.A. County/total)year founded	Top Local Executive <ul style="list-style-type: none">nametitlephone	
1		illi Commercial Real Estate 5945 Canoga Ave. Woodland Hills 91367 illicre.com	15.9 20.8	property and asset management, construction services, brokerage, investment sales, and capital markets lending	Woodland Hills 3 / 4 2007	Todd Nathanson President (818) 501-2212	
2		Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 lpc.com	7.5 NA	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1 / 39 1965	Rob Kane Senior Executive VP (213) 538-0900	
3		Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	5 7.4	real estate management, property accounting, leasing	Tustin 1 / 3 1990	Vicky Hammond Managing Principal (714) 573-7780	
		Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	5 5.3	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 5 / 5 1921	Patrick Conn President (213) 683-0500	
5		CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	4.5 300	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	
6		Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com	4.4 60	property management, project management, brokerage services, capital markets and valuation, advisory services, debt and structure finance, receivership	Toronto 8 / 480 1908	Kevin Rude Regional Managing Director West Region (213) 532-3200	
7		Vestar 7575 Carson Blvd. Long Beach 90808 vestar.com	3.5 30.5	property management, construction management, leasing, development, acquisition, marketing	Phoenix NA / NA 1989	Patrick McGinley President – Management Services (562) 938-1722	
8		Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com	2.9 6.1	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 Principal & Senior Director, Real Estate Management Services – West (213) 935-7430	
9		Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	1.1 NA	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 51 / 400 1917	Karinna Cassidy Executive Managing Director (213) 955-5100	
10		Tiarna Real Estate Services, Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	0.9 NA	asset management, property management, construction management & leasing services	Irvine 5 / 10 2000	Michael McAndrews Executive Vice President (818) 817-0550	
11		Morlin Asset Management, LP 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	0.6 0.9	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6 / 7 1984	Jock Ebner President (213) 239-8120	
12		The Kutzer Company 716 Mission St. South Pasadena 91030 kutzer.com	0.5 0.6	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 1 / 1 1992	Pete Kutzer President (626) 441-9620	
13		Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	0.2 3.2	asset services, property management, brokerage, valuation, consulting, and debt & equity finance services for all property types	Seattle 4 / 19 1969	Darren Tappen Regional President, Brokerage (213) 421-1400	
		Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	0.2 0.2	asset and property management, construction management, general contracting, leasing	Santa Monica 12 / 12 1967	Jeffrey Worthe President (310) 393-9653	

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THE LIST

INDUSTRIAL PROPERTY MANAGEMENT FIRMS

Ranked by industrial square footage

Rank		Firm <ul style="list-style-type: none">nameaddresswebsite	Industrial Sq. Footage <ul style="list-style-type: none">L.A. Countyfirmwide (in millions)	Services (partial list)	Profile <ul style="list-style-type: none">headquartersoffices (L.A. County/total)year founded	Top Local Executive <ul style="list-style-type: none">nametitlephone	
1		Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	63.2 NA	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 51/400 1917	Karina Cassidy Executive Managing Director (213) 955-5100	
2		Prologis Inc. 2141 Rosecrans Ave., Suite 1151 El Segundo 90245 prologis.com	34.3 1,244.2	landlord services including property management,leasing, build to suit capabilities, essentials product sales	San Francisco 2/35 1983	Megan Creecy-Herman President, West Region (562) 345-9200	
3		Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	29.1 50.9	leasing, property management, asset management, construction management and development, acquisition and disposition	Los Angeles 1/5 2001	Laura Clark Howard Schwimmer Michael Frankel Incoming CEO Co-CEO Co-CEO (310) 966-1680	
4		Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 lpc.com	18.2 250	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1/39 1965	Rob Kane Senior Executive VP (213) 538-0900	
5		CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	11.7 1,300	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	
6		Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	9.1 10.1	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 5/5 1921	Patrick Conn President (213) 683-0500	
7		IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealstate.com	7.9 34.8	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 9/14 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
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		OMP 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	3.6 11.1	property management, development and construction services, leasing, acquisition	Torrance 2/3 1972	Pete Cassiano Partner/CIO (310) 323-9100	
12		Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	2.7 33.7	asset services, property management, brokerage, valuation, consulting, and debt & equity finance services for all property types	Seattle 4/19 1969	Darren Tappen Regional President, Brokerage (213) 421-1400	
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16		illi Commercial Real Estate 5945 Canoga Ave. Woodland Hills 91367 illicre.com	0.7 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	

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