

# California's Major Commercial Property Management Firms

Apartment property managers will be listed Sept. 19.

NON-RESIDENTIAL PROPERTY MANAGEMENT FIRMS RANKED BY SQUARE FOOTAGE MANAGED AS OF JAN. 1, 2005  
RESULTS BASED ON 2005 CALIFORNIA REAL ESTATE JOURNAL SURVEY

RANK	COMPANY NAME/ ADDRESS/ WEB SITE	CA CONTACT/ TITLE/ PHONE/ E-MAIL	CA PRINCIPAL/ TITLE	YEAR ESTABLISHED IN CA	TOTAL SQ. FT. MANAGED STATEWIDE IN MILLIONS			VALUE OF PROPERTY MANAGED STATEWIDE, IN MILLIONS		PERCENTAGE OF CA PROPERTY TYPE BY SQ. FT.		# OF SITES MANAGED IN:			# OF SITES MANAGED STATEWIDE	MANAGERS/ EMPLOYEES
					Jan. 1, 2005	Jan. 1, 2004	Jan. 1, 2003	Jan. 1, 2005	Jan. 1, 2004	Jan. 1, 2003	Retail Office	Industrial Other	SF-Bay Area Sacramento Los Angeles Other	Inland Empire Orange County San Diego		
1	<b>CB Richard Ellis</b> 4400 MacArthur Blvd., Ste. 600 Newport Beach, CA 92660 www.CBRichardEllis.com	Dave Pogue Sr. Managing Dir. (408) 453-7444 Dave.Pogue@CBRE.com	Jana Turner President Asset Svcs.	1906	94.1	77.1	52.4	N/A	N/A	N/A	7%	50%	N/A	N/A	525	N/A
2	<b>Trammell Crow Co.</b> 970 W. 190th St., Ste. 400 Los Angeles, CA 90502 www.TrammellCrow.com	Milana Rusczyk Marketing Manager (310) 630-8808 MRusczyk@TrammellCrow.com	Steve Belcher Regional Director, Global Services	1972	66.8	41.7	57	N/A	N/A	N/A	1%	63%	N/A	N/A	330	173 443
3	<b>Cushman &amp; Wakefield of California</b> 601 S. Figueroa St., 47th Floor Los Angeles, CA 90017 www.CushWake.com	Mary A. Marx, Mng. Dir. James W. Arce, Mng. Dir. (213) 955-5187; (415) 773-3503		1967	43.1	42.1	43.5	N/A	N/A	N/A	3%	21%	53	10	104	89 669
4	<b>Equity Office Properties Trust</b> 550 Hope St., Ste. 2200 Los Angeles, CA 90071 www.EquityOffice.com	Bert Dezzutti Los Angeles SVP (213) 438-4601 Bert_Dezzutti@EquityOffice.com	N/A	1997	42.1	41.1	41.1	N/A	N/A	N/A	0%	0%	101	0	357	125 610
5	<b>PM Realty Group</b> 4675 MacArthur Blvd., Ste. 470 Newport Beach, CA 92660 www.pmrg.com	Jim Proehl Executive VP/Managing Dir. (949) 794-1700 JProehl@pmrg.com	Jim Proehl	1954	25.9	23.5	22.1	\$6,480	\$5,200	\$4,100	2%	11%	10	2	96	87 250
6	<b>Buzz Oates Management Services</b> 8615 Elder Creek Road, Ste. 200 Sacramento, CA 95828 www.BuzzOates.com	Jack Spiegelman Vice President (916) 381-3600 JackSpiegelman@BuzzOates.com	Phil Oates President	1960	21.8	23.3	23.7	\$1,130	\$1,200	\$1,030	4%	81%	0	89	245	12 55
7	<b>IDS Real Estate Group</b> 515 S. Figueroa St., Ste. 1600 Los Angeles, CA 90071 www.IDSRealEstate.com	Mickey Siam COO (213) 362-9300 McSiam@IDSRealEstate.com	M. M. Siam, David G. Mgrublian Managing Directors	1986	21	18.5	16.5	\$1,800	\$1,500	\$1,400	5%	67%	3	21	180	33 75
8	<b>Charles Dunn Real Estate Services</b> 800 West Sixth St., 6th Floor Los Angeles, CA 90017 www.CharlesDunn.com	Patrick Conn President, Property Mgmt. (213) 683-0500 PatrickConn@CharlesDunn.com	Patrick Conn	1921	20.8	22.8	23.6	\$2,600	\$2,800	\$2,700	35%	23%	14	1	305	25 96
9	<b>Sares Regis Group</b> 18802 Bardeen Ave. Irvine, CA 92612 www.Sares-Regis.com	Zoe Solsby (949) 809-2400 ZSolsby@Sares-Regis.com	John S. Hagestad, Geoffrey L. Stack, William J. Thormahlen Mg. Directors & Principals	1993	14.3	11.2	11.7	\$833	\$765	\$819	.3%	49%	40	47	159	2 500
10	<b>Colliers International</b> 1610 Arden Way, Ste. 242 Sacramento, CA 95815 www.Colliers.com	Roger Bilstad Senior Vice President (916) 648-2000 Roger.Bilstad@Colliers.com		1998	14.2	17.2	20.6	N/A	\$2,150	\$2,840	20%	34%	37	0	161	18 N/A
11	<b>Legacy Partners Commercial</b> 4000 E. Third Ave., Ste. 600 Foster City, CA 94404 www.LegacyPartners.com	Debra Smith Executive Vice President (650) 571-2200 DSmith@LegacyPartners.com	Barry Di Raimondo President	1972	12.3	24.1	24.6	N/A	N/A	N/A	0%	62%	41	0	54	20 130
12	<b>PDC Properties Inc.</b> 8395 Jackson Road, Ste. F Sacramento, CA 95826 www.Panattoni.com	Lori Bluett President (916) 381-5195 LBluett@PDCProperties.com	Lori Bluett	1974	11.95	12.1	10.8	N/A	N/A	N/A	0%	91%	19	20	96	11 34
13	<b>Essex Realty Management Inc.</b> 3146 Redhill Avenue, Ste. 150 Costa Mesa, CA 92626 www.EssexRealty.com	Jim Neiger President (714) 540-5188 JNeiger@EssexRealty.com	Jim Neiger	1987	11.7	10.8	8.9	\$1,640	\$1,290	\$890	8%	27%	0	13	106	15 85
14	<b>Transwestern Commercial Services</b> 330 N. Brand Blvd., Ste. 705 Glendale, CA 91203 www.Transwestern.net	David W. Rock Managing SVP (818) 500-9444 dave_rock@transwestern.net	George Garfield President, Western Region	1994	11.5	11	8	\$1,700	\$1,650	1,200	4%	26%	17	0	64	26 77
15	<b>Coreland Companies</b> 17542 E. 17th St., Ste. 420 Tustin, CA 92780 www.Coreland.com	Chris Hite President (714) 573-7780 CHite@Coreland.com	Chris Hite	1989	11	13.5	13.5	N/A	N/A	N/A	60%	10%	0	13	80	8 60
16	<b>Tiarna Real Estate Services</b> 2355 Main St., Ste. 110 Irvine, CA 92614 www.Tiarna.com	R. Scott Alleborn Executive Vice President (949) 833-8334 x12 SAlleborn@Tiarna.com	Thomas A. McAndrews President, CEO	2000	10.7	6.5	4.2	\$1,077	\$849	\$549	6%	58%	3	11	110	20 36
17	<b>Burnham Real Estate Services</b> 4435 Eastgate Mall, Ste. 200 San Diego, CA 92121 www.BurnhamRealEstate.com	Mort McCarthy Managing Director, Asset Services (619) 236-1557 McCarthy@BurnhamRealEstate.com	Stath Karras President, CEO	1891	8.3	9.3	10.8	N/A	\$1,600	\$1,200	7%	35%	0	0	72	12 71

Continued on page 17

# California's Top Commercial Property Management Firms

NON-RESIDENTIAL PROPERTY MANAGEMENT FIRMS RANKED BY SQUARE FOOTAGE MANAGED AS OF JAN. 1, 2005

Continued from page 15

RANK	COMPANY NAME/ ADDRESS/ WEB SITE	CA CONTACT/ TITLE/ PHONE/ E-MAIL	CA PRINCIPAL/ TITLE	YEAR ESTABLISHED IN CA	TOTAL SQ. FT. MANAGED STATEWIDE IN MILLIONS			VALUE OF PROPERTY MANAGED STATEWIDE IN MILLIONS		PERCENTAGE OF CA PROPERTY TYPE BY SQ. FT.			# OF SITES MANAGED IN:			# OF SITES MANAGED STATEWIDE	MANAGERS/ EMPLOYEES
					Jan. 1, 2005	Jan. 1, 2004	Jan. 1, 2003	Jan. 1, 2005	Jan. 1, 2004	Jan. 1, 2003	Retail Office	Industrial Other	Bay Area Sacramento Los Angeles Other	Inland Empire Orange County San Diego			
18	<b>Morlin Management Corp.</b> 444 S. Flower St., Ste. 500 Los Angeles, CA 90071 www.MorlinMgmt.com	J. Randall Moore President (213) 622-4442 R.Moore@MorlinMgmt.com	J. Randall Moore	1984	7.9	\$1,580		N/A	N/A	5	0	60	11				
					6.5	\$1,300		N/A	N/A	0	5		60				
					6	\$1,200				50	0						
19	<b>Manco Abbott</b> 6051 N. Fresno, Ste. 110 Fresno, CA 93710 www.MancoAbbott.com	Hal Kissler CEO (559) 435-1756 HKissler@MancoAbbott.com	Hal Kissler	1972	6.4	\$640		26%	4%	0	0	65	7				
					6.4	\$512		20%	50%	0	0		30				
					6	\$420				0	0						
20	<b>Vestar Property Management</b> 7575 Carson Blvd. Long Beach, CA 90808 www.Vestar.com	Michael W. Garner Regional Director (562) 938-1722 MGarner@Vestar.com	Richard J. Kuhle President	1989	5.8	\$957		96%	0%	0	3	19	5				
					5.8	\$957		4%	0%	0	1		18				
					6.5	\$976				12	3						
										0	0						
21	<b>RiverRock Real Estate Group</b> 3 Imperial Promenade, Ste. 820 S. Coasta Metro, CA 92707 www.RiverRockREG.com	John G. Combs Principal (714) 556-2358 JCombs@RiverRockREG.com	John G. Combs	2003	5.6	\$700		1%	34%	0	18	60	10				
					3.5	\$162		65%	0%	0	11		37				
										27	4						
										0							
22	<b>TMG Partners</b> 100 Bush St., 26th Floor San Francisco, CA 94104 www.TMGPartners.com	Michael Covarrubias CEO (415) 772-5900 Michael.C@TMGPartners.com	Michael Covarrubias	1984	5.2	\$1,000		3%	19%	11	0	13	8				
					6.1	\$1,071		62%	16%	0	0		40				
					6.5	\$1,371				2	0						
										0	0						
23	<b>Meissner Jacquet</b> 8525 Gibbs Dr., Ste. 200 San Diego, CA 92123 www.meissnerjacquet.com	Jerry H. Jacquet Principal (858) 576-1665 x121 jerryj@meissnerjacquet.com	Jerry H. Jacquet	1992	4.9	\$870		30%	20%	0	0	78	15				
					4.6	N/A		50%	0%	0	2		31				
					4.2	N/A				0	76						
										0							
24	<b>NewMark Merrill Cos.</b> 5850 Canoga Ave., Ste. 650 Woodland Hills, CA 91367 NewmarkMerrill.com	Sandra Kist CFO (818) 710-6100 skist@NewmarkMerrill.com	Sandy Sigal CEO, Co-Chair	1997	4.7	\$731		100%	0%	0	4	36	6				
					3.4	\$464		0%	0%	0	4		30				
					3.4	\$347				16	10						
										2							
25	<b>* Shea Properties</b> 26840 Aliso Viejo Parkway Aliso Viejo, CA 92656 www.SheaProperties.com	Julie Ball Office Manager (949) 389-7229 Julie.Ball@SheaProperties.com	W. William Gaboury President, CEO	1971	4.65	\$600		11%	19%	4	1	19	5				
					4.6	\$550		8%	62%	1	6		15				
					4.35	\$425				6	1						
										0							
26	<b>* Spectrum Property Management</b> 8799 Balboa Ave., Ste. 260 San Diego, CA 92123 www.SpectrumMgt.com	Colleen Nemeth Dir. of Real Estate (858) 569-8799 x20 CLabertew@SpectrumMgt.com	Brenda Tworoger President	1988	4.65	N/A		22%	23%	0	0	60	7				
					4.8	N/A		26%	29%	0	0		17				
					5.5	N/A				0	60						
										0							
27	<b>Centers Business Mgmt. (CBM)</b> 1517 S. Sepulveda Blvd. Los Angeles, CA 90025 www.CBM1.com	Rick Rivera President, CEO (310) 575-1517, x201 RickR@CBM1.com	Rick Rivera	1987	4.6	\$500		100%	0%	0	27	199	10				
					4.4	\$500		0%	0%	0	24		31				
					4.2	\$500				148	0						
										0							

COMPILED BY CREJ STAFF

SVP = Senior Vice President  
N/A = Not Available

\*Ties broken based on total value of property managed and availability of information.

Note: 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 on company letterhead to the California Real Estate Journal, 915 E. First Street, Los Angeles, CA 90012 or call Editor Michael Gottlieb at (213) 229-5308. ©2005 California Real Estate Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Scoop Reprints, (800) 767-3263. An archive of past Major Firms lists appears on the CREJ Web site at [CAREalEstateJournal.com](http://CAREalEstateJournal.com) under "Major Firms."

**REAL ESTATE JOURNAL**  
California Commercial Lenders

## IS YOUR COMPANY RANKED?

More of California's biggest commercial real estate companies get listed in the California Real Estate Journal every year.

Our handy lists of the industry's top firms come complete with contact information and breakdowns of work conducted by county. *No wonder readers call them a "keeper."*

**IN 2004, YOU'LL FIND US LISTING THE STATE'S TOP:**

- Developers
- Commercial Lenders
- Real Estate Law Firms
- Brokerages & Brokers
- Apartment Property Managers
- Architects
- Commercial Property Managers

To participate, simply fill out a survey when it appears in our pages, or on our Web site, [CAREalEstateJournal.com](http://CAREalEstateJournal.com), under *Special Content*.

**To advertise, call Pamela Scott at (213) 229-5405.**