

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by Valley-area square footage

Rank	Logo	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	Photo
			Portfolio Breakdown • Valley area • firmwide	Portfolio Breakdown • office • retail • industrial				
1		illi Commercial Real Estate 5945 Canoga Ave. Woodland Hills 91367 illacre.com	14.7 20.8	0 13.9 0.7	property and asset management, construction services, brokerage, investment sales, and capital markets lending	Woodland Hills 2 27 2007	Todd Nathanson President (818) 501-2212	
2		Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	7.1 50.9	NA NA 7.1	leasing, property management, asset management, construction management and development, acquisition and disposition	Los Angeles NA 10 2001	Laura Clark Howard Schwimmer Michael Frankel Incoming CEO Co-CEO Co-CEO (310) 966-1680	
3		Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	5.3 7	5.1 0.2 0	asset and property management, construction management, general contracting, leasing	Santa Monica 8 29 1967	Jeffrey Worthe President (310) 393-9653	
4		Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	5.2 NA	3.7 0 1.5	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 4 9 1917	Karina Cassidy Executive Managing Director (213) 955-5100	
5		Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	2.9 20.5	1.3 0.4 1.1	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 1 6 1921	Patrick Conn President (213) 683-0500	
6		CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	2.8 3,400	1.4 0.2 1.2	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 1 22 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333	
7		Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	2.5 183.3	0.7 0 0.2	advisory groups, agency leasing, asset services, capital markets, consulting services, technology, tenant advisory+workplace solutions	Houston 0 0 1978	Perry Degulis Executive Managing Director - Regional Operating Officer, Western US (213) 624-5700	
8		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 NA 1977	Jeff Puffer President & CEO (818) 780-7878	
9		Tiarna Real Estate Services, Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	2.3 11.6	1.5 0.8 0	asset management, property management, construction management & leasing services	Irvine 3 15 2000	Michael McAndrews Executive Vice President (818) 817-0550	
10		OMP 19700 S. Vermont Ave., Suite 101 Torrance 90502 omprop.com	1.3 11.2	0.1 0 1.2	property management, development and construction services, leasing, acquisition	Torrance 1 114 1972	Pete Cassiano Partner/CIO (310) 323-9100	
11		IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	1.2 39.6	0.9 0 0.3	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 3 4 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300	
12		Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	1.1 7.8	0 1.1 0	real estate management, property accounting, leasing	Tustin 0 1 1990	Vicky Hammond Managing Principal (714) 573-7780	
13		Paley Commercial Real Estate Inc. 19507 Ventura Blvd. Tarzana 91356 paleycommercial.com	0.7 0.7	0.1 0.4 0.2	owner and tenant representation for sales and leasing, property management, appraisals, and strategic consulting	Tarzana 1 5 1994	Richard L. Paley President (818) 343-3000	

JLL submission pending. Figures will be incorporated once received. 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 dbatra@labusinessjournal.com. ©2026 Inside The 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.