

# RESIDENTIAL PROPERTY MANAGEMENT COMPANIES

Ranked by number of local residential units managed as of May 1, 2018

Rank <i>(last year)</i>	Company Address Website Phone	# of local residential units managed:	Sq. ft. of local residential prop. managed	Value of local prop. managed # of sites managed	Accredited? Accrediting agencies	Top local properties managed	Local principal Year est. locally
		2018 2017 % + (-)					
<b>1</b> (2)	<b>Lincoln Property Co.</b> 600 B St., San Diego 92101 www.lpcwest.com 619-230-8881	16,818 16,818	wnd	wnd wnd	Y IREM	Village at NTC, Caso Lago Peninsula	Brig Black 2001
<b>2</b> (3)	<b>Curtis Management Company Inc.</b> 5050 Avenida Encinas, Suite 160, Carlsbad 92008 www.curtismanagement.com 760-643-2200	13,144 13,300 (1)	wnd	\$8.09B 72	Y CAI	HOAs: Calavera Hills II, Tiburon Carlsbad, Rancho Ponderosa	Patrick Campbell 1982
<b>3</b> (4)	<b>ASPM-San Diego</b> 9340 Hazard Way, Suite B2, San Diego 92123 ASPM-SanDiego.com 858-430-5700	10,500 10,050 4	wnd	\$8.39B 140	Y CACM, CAI, BRE, CSLB	HOAs: La Jolla Village Southpointe, Park One/Mi Arbolito, Porto Siena Owners Assoc.	Karen Martinez 1971
<b>4</b> (5)	<b>ConAm Management Corp.</b> 3990 Ruffin Road, Suite 100, San Diego 92123 www.conam.com 858-614-7200	10,161 9,506 7	7.68M	\$1.04B 108	N NA	Toscana at Rancho Del Rey, Tradition, Regents La Jolla	Rob Singh 1975
<b>5</b> (7)	<b>Castle Breckenridge Management Inc.</b> 5185 Comanche Drive, Suite D, La Mesa 91942 www.cbmgmt.com 619-697-3191	7,000 8,000 (13)	wnd	wnd wnd	Y CACM	Pecan Community Assoc., Westview Neighborhood Master Assoc., Seaside Cardiff HOA	John Kalas 1991
<b>6</b> (8)	<b>Sunrise Management</b> 7837 Convoy Court, Suite 100, San Diego 92111 www.sunrisemgmt.com 858-751-6330	5,860 6,034 (3)	wnd	wnd 123	Y IREM	Park View Hillcrest, The Stanley, Park Diplomat	Joseph Greenblatt 1968
<b>7</b> (10)	<b>Trilar Management Group</b> 2101 Camino Vida Roble, Suite A, Carlsbad 92011 www.trilar.com 760-929-4940	3,000 3,200 (6)	2.55M	\$600M 45	Y IREM	The Arbors, Costa Pointe, Park Yale, Lantana Hills	Richard Wenrick 1996
<b>8</b> (11)	<b>Cal-Prop Management Inc.</b> 4406 Bayard St., San Diego 92109 www.cal-prop.com 858-483-3534	1,816 1,542 18	1.9M	\$425M 620	Y BRE	2875 A Street, 3509-17 Del Rey St, 715 Santa Barbara Place	Rick Thornton 1987
<b>9</b> (13)	<b>Utopia Management</b> 4617 Ruffner St., San Diego 92111 www.utopiamanagement.com 858-598-1111	1,645 1,399 18	3.29M	\$660M 1,100	Y BRE	Single-family homes, condos, apartments, commercial centers	Robert Schlesier 1994
<b>10</b> (12)	<b>Chamberlain Property Management</b> 2653 Roosevelt St., Suite D, Carlsbad 92008 www.cpmteam.com 760-434-7373	1,620 1,531 6	wnd	wnd wnd	N NA	Apts.: Lime Grove, Adams St., Merrywood	Michael Chamberlain 1986
<b>11</b> (15)	<b>RG Investment Real Estate Services Inc.</b> 8888 Clairemont Mesa Blvd., Building M, San Diego 92123 www.rginvestmentre.com 619-417-4227	1,238 1,129 10	870,000	\$492M 82	N NA	Terraces at Del Mar, Coronado Point, Regatta Bay	Richard Fialho 1972
<b>12</b> (14)	<b>Cambridge Management Group Inc.</b> 3400 Fourth Ave., San Diego 92103 www.cambridgemgi.com 619-497-0771	1,085 1,130 (4)	wnd	wnd 105	N NA	Richmond Court Apts., Lexington Gardens, University Gardens	Kayla Roeder 2006
<b>13</b> (NR)	<b>Capital Growth Properties Inc.</b> 1120 Silverado St., La Jolla 92037 www.cgpinc.com 858-454-8857	887 wnd wnd	640,882	wnd 946	Y AMO, IREM	Pacific Breeze Apts., Pacific Palms Apts., Casa Bernardo Apts.	John Michaelson 1976
<b>14</b> (NR)	<b>Penny Realty Inc.</b> 4444 Mission Blvd., San Diego 92109 www.pennyrealty.com/www.missionbeach.com 858-272-3900	361 321 12	548,000	\$317.8M 223	Y BBB (A+ Rating), BRE, SDAR, CAR, NAR	Mission Beach - Bayside Walk & Ocean Front Walk Pacific Beach - Felspar Apts. & Jewell Manor	Gregory Flaherty 1965
<b>15</b> (16)	<b>HomeTeam Property Management</b> 821 Bowsprit Road, Chula Vista 91914 www.hometeampm.com 619-872-7368	360 417 (14)	370,000	\$158M 301	Y NARPM, CAR, NAR, BBB, CAA, BRE	Single-family homes, condos, apts., commercial buildings	Shun Wakita 1992
<b>16</b> (18)	<b>Chase Pacific Property Management &amp; Real Estate Services</b> 9968 Hibert St., Suite 105, San Diego 92131 www.chasepacific.com 858-271-8841	331 300 10	980,000	\$190M 322	Y BRE, NARPM, CAR, NAR, SDAR, SDCAA, BBB, CALNARPM	SantaLuz, Scripps Ranch, Carmel Valley, Rancho Bernardo, Escondido, La Jolla, Ramona, Encinitas, HOAs	Cheryl Chase- Berkson 1988
<b>17</b> (19)	<b>North County Property Group</b> 445 Marine View Ave., Suite 240, Del Mar 92014 www.ncpropertygroup.com 858-792-5797	254 195 30	558,800	\$317.65M 254	Y CA BRE, CSLB, NARPM, NSDCAR, BBB A+	High-end single family homes in North County San Diego, I-5 Coastal Corridor, Hwy 56 - Hwy 78	Bob Preston 2000
<b>18</b> (20)	<b>Urban Coast Properties Inc.</b> 4521 Park Blvd., Suite 104, San Diego 92116 www.urbancoastproperties.com 619-797-6733	251 150 67	160,000	\$78M 52	Y BBB	Apts. & mixed-use, primarily located in uptown & coastal S.D. - North Park, Hillcrest, Bankers Hill, Pacific Beach	Joe Brady 2016
<b>19</b> (NR)	<b>Beyond Property Management</b> 4455 Murphy Canyon Road, Suite 100-72, San Diego 92024 www.BeyondPropertyManagement.com 858-344-6873	221 198 12	306,543	\$113.73M 201	Y NARPM	712 Silver St. - La Jolla, 5598 Valerio Trail - San Diego, 700 E St., Suite 4120 - San Diego	Danyel Brooks 2007
<b>20</b> (22)	<b>San Diego Premier Property Management</b> 7710 Balboa Ave., Suite 328, San Diego 92111 www.SDPmanagement.com 858-724-6304	117 104 13	148,067	\$69.38M 98	Y BBB A+, NARPM, NAR, CAR, SDAR	Dickens St. Apts., Diamond St. Apts., single-family homes, condos & townhouses	Salvatore Frischia 2004
<b>21</b> (21)	<b>Rashid Realty Property Management</b> 16789 Bernardo Center Drive, San Diego 92128 www.rashidrealty.com 858-676-5250	115 108 6	240,000	\$51.75M wnd	Y BRE	Single-family homes, townhomes & condos in S.D., Poway, Santee, Escondido, Oceanside	Frank Rashid 1999
<b>22</b> (NR)	<b>Coldwell Banker Residential Brokerage</b> 13520 Evening Creek Drive N., San Diego 92128 www.camoves.com 858-755-0500	96 181 (47)	149,958	\$75.61M 90	N NA	5545 Rutgers Road, 401 Bonair St., 7 Aruba Bend	Jamie Duran 1969
<b>23</b> (NR)	<b>American Assets Trust</b> 11455 El Camino Real, Suite 200, San Diego 92130 www.americanassetstrust.com 858-350-2600	wnd 1,332	wnd	\$500M 5	Y BOMA, ICSC, IREM	Pacific Ridge Apts., Loma Palisades Apts., Imperial Beach Gardens, Mariner's Point Apts.	Abigail Rex, CPM, ARM 1967
<b>NR</b> (1)	<b>FirstService Residential<sup>(1)</sup></b> 5473 Kearny Villa Road, Suite 200, San Diego 92123 www.fsresidential.com 858-457-0200	wnd 32,351	wnd	wnd wnd	Y CAI	Del Sur, Civita & Millenia, Eastlake, Otay Ranch, Arrowood, Icon	Bob Cardoza 1984
<b>NR</b> (6)	<b>Menas Realty Co.<sup>(1)</sup></b> 4990 Mission Blvd., San Diego 92109 www.menas.com 858-270-7870	wnd 9,000	wnd	wnd wnd	Y CACM, CAI, BIA	HOAs: Bay Scene, Garden Society, Montoro	Julie Menas 1973
<b>NR</b> (9)	<b>Torrey Pines Property Management Inc.<sup>(1)</sup></b> 7840 Ivanhoe Ave., La Jolla 92037 www.torreypinespm.com 858-454-4200	wnd 3,500	wnd	wnd wnd	Y IREM	Villa Del Sol, Village Apts., Bonita Heights, Copper Hill Apts.	Chip Crandall 1983

(NR) Not ranked

wnd Would not disclose

Source: The companies.

To be accredited by the Institute of Real Estate Management (IREM), a company must be an Accredited Management Organization (AMO). The companies on this list are accredited by various organizations and carry various designations: the International Council of Shopping Centers (ICSC), the Building Owners and Managers Association (BOMA), the California Association of Community Managers (CACM), Contractors State License Board (CSLB), National Association of Realtors (NAR), California Association of Realtors (CAR), San Diego Association of Realtors (SDAR) and

the Department of Real Estate (DRE).

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 the San Diego Business Journal, 858-634-4635. This list may not be reprinted in whole or in part without prior written permission from the editor. Some companies have declined to participate or did not return a survey by press time. It is not the intent of this list to endorse the participants or to imply a company's size or numerical rank indicates its quality.

(1) Did not respond to our survey.