

THE LIST COMMERCIAL DEVELOPERS

▶ NEXT WEEK'S LIST *Private Companies*

RANKED BY SQUARE FEET DEVELOPED IN OC

Rank	Company	Company logo	Square feet developed in OC for 12 months ended April 30, 2025	Number of OC projects started 12 months ended April 30, 2025	Dollar value of OC projects started 12 months ended April 30, 2025	Total square feet developed in OC	OC employees	Notable OC projects	Top local official(s)	
Prev. Rank	Address		•yearly % change	•yearly % change	•yearly % change	(historically)	•yearly % change		•Title •Phone/fax	
1 (3)	Dermody Properties Inc. 100 Spectrum Center Drive, Ste. 1030 Irvine 92618-4976 Headquarters: Reno, NV Website: dermody.com Email: mmexia@dermody.com		536,690 72%	224,920 -28%	\$89 -35%	536,690	5 25%	1100 Valencia Ave., 1101 Bell Ave., 2 & 4 Sterling	Matt Mexia regional partner - Southern California (949) 346-1467/(949) 346-1467	
2 (2)	Goodman North America 3333 Michelson Drive, Ste. 1050 Irvine 92612-1606 Headquarters: Irvine Website: us.goodman.com Email: Madison.lager@goodman.com		509,717 NA	0 NA	\$0 NA	2,200,000	72 3%	2099 E. Orangethorpe Ave., 1829 E. Orangethorpe Ave.	Anthony Rozic deputy group CEO (949) 407-0100	
3 (5)	Rexford Industrial Realty Inc. 555 Anton Blvd., Ste. 910 Costa Mesa 92626-7099 Headquarters: Los Angeles Website: rexfordindustrial.com		480,000 11%	1 -50%	\$32 -64%	1,600,000	69 8%	1901 Via Burton, 3071 E. Coronado St.	Howard Schwimmer/Michael Frankel co-CEOs/directors (714) 696-7775	
4 (NR)	LBA Realty 3347 Michelson Drive, Ste. 200 Irvine 92612-0687 Headquarters: Irvine Website: lbarealty.com Email: schonfeld@lbarealty.com		169,200 323%	wnd	wnd	wnd	wnd	The Park at Park Place, 2983 Michelson Drive office conversion project, 9750 Irvine Blvd., redevelopment of 2722 Michelson	Melanie Colbert principal, operations (949) 833-0400/(949) 955-9325	
5 (6)	Prologis Inc. 12601 Industry St. Garden Grove 92841-3911 Headquarters: San Francisco Website: prologis.com Email: info@prologis.com		149,335 -20%	wnd	wnd	wnd	wnd	2872 E. La Palma Ave.	Kim Snyder executive director (562) 345-9200/(562) 724-9939	
6 (NR)	9th St. Partners LLC 100 Spectrum Center Drive, Ste. 900 Irvine 92618-4974 Headquarters: El Segundo Website: 9thstpartners.com Email: Tom@9thStPartners.com		137,698 NA	0 NA	wnd	138,075	2 0%	17451 Von Karman Ave.	Tom Ashcraft managing partner (310) 200-3736	
7 (8)	Ares Management Corp. ⁽¹⁾ 4675 MacArthur Court, Ste. 625 Newport Beach 92660-8888 Headquarters: Los Angeles Website: aresgmt.com		136,612 0%	wnd	wnd	wnd	wnd	18582 Teller Ave.	Michael Arougheti CEO/president/co-founder (949) 892-4900	
8 (NR)	Transwestern Development Company 3501 Jamboree Road, Ste. 4400 Newport Beach 92660 Headquarters: Houston Website: transwesterndevelopment.com Email: transwesternDevelopmentCo@transwestern.com		124,678 NA	wnd	wnd	wnd	5 0%	285 South Berry St.	Stephen Batcheller partner - West Region (713) 270-7700	
9 (NR)	W.P. Carey Inc. 395 9th Ave., 58th floor New York 10001-8611 Headquarters: New York		94,196 NA	wnd	wnd	wnd	wnd	4 Goodyear	Jason Fox CEO (212) 492-1100	
10 (NR)	Guthrie Development Co. 36 Executive Park, Ste. 250 Irvine 92614-6716 Headquarters: Irvine Website: guthriedevelopment.com Email: rob@guthriedevelopment.com		85,277 NA	4 100%	\$91 139%	3,263,968	7 40%	Los Banuelos Business Center, Pacific Tustin Commercenter, Raymer Business Center	Rob Guthrie founder/CEO (949) 954-1900/(949) 954-1919	
11 (NR)	ALMQUIST Development+ Investment 31801 Paseo Adelanto San Juan Capistrano 92675-3125 Headquarters: San Juan Capistrano		54,599 NA	wnd	wnd	wnd	wnd	31896 Paseo Adelanto	Dan Almquist CEO/president (949) 354-5600	

Abbreviations: NA: not applicable; wnd: would not disclose; NR: not ranked
 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. Unless otherwise noted, the information on this list was provided by the companies themselves. List may not be reprinted without permission of the editor. Photos show the first top official listed.
⁽¹⁾ Dba as Black Creek Group

Researched by Desmond Celso

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