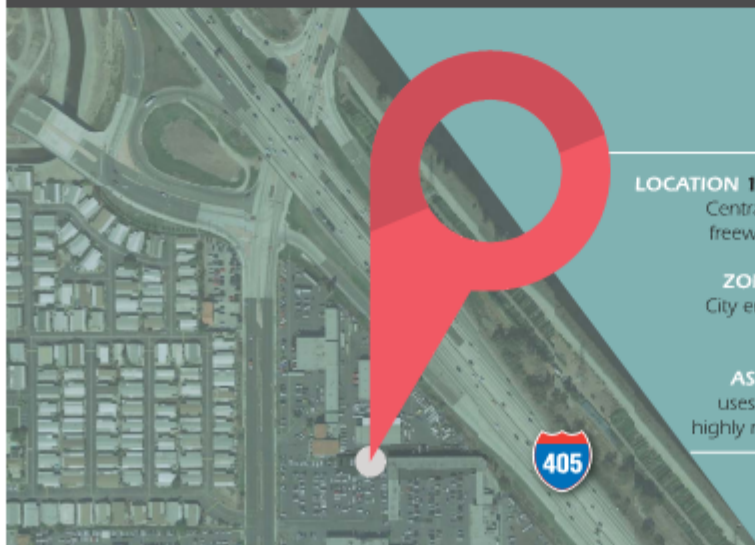


MONEY

—
 L.A. FINANCE
 FROM SMALL BUSINESS
 TO TOP DEALS
 —

14.2 CONTIGUOUS ACRES ON 405 FREEWAY— CARSON CA

MAIL TO:



OPPORTUNITY TO ENTITLE FOR
 MIXED USE WITH OWNER/SELLER

LOCATION 14.2 ACRES ON AVALON BOULEVARD, at the Avalon exit off the I-405. Centrally located between LA/Long Beach and Santa Monica/OC. Near multiple freeways, bus/rail lines, jobs/ schools, and dining/sports/entertainment venues.

ZONING City and owner want mixed-use in lieu of existing commercial/auto. City envisions ± 60/acre apartments along with restaurants/retail, creative office, public market, mid-rise hotel, and impressive public spaces.

ASSUMPTIONS •615-725 apartments. •Minimum 4 acres of non-residential uses. •Entitlements will take 20- and up to 24 months — City is enthused and highly motivated to change the current use to residential and mixed use concept.

The site is near express bus and rail lines:
 Silver Line 1.8 miles away. Blue Line 3.8 miles away.

FOR QUESTIONS OR MORE INFORMATION CONTACT PAUL FREEMAN | Paul@KottFamilyTrust.com | (949) 351-9500

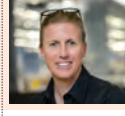
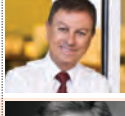







THE LIST

ARCHITECTURE FIRMS

Ranked by 2017 L.A. County Billings

▶ NEXT WEEK

The Top Gifts received in L.A. County

Rank	Company • name • address • website	L.A. County Billings • 2017 • 2016 (in millions)	Current Projects (partial list)	Profile • L.A. architects • L.A. employees • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone	
1	Gensler 500 S. Figueroa St. Los Angeles 90071 gensler.com	\$90.3 \$85.2	LAX, Los Angeles Football Club Stadium, Westfield Century City, Herald Examiner, Caruso Palisades Village, Waldorf Astoria, AltaSea at the Port of Los Angeles	141 337 1/44 San Francisco	John Adams Barbara Bouza Michael White Co-Managing Directors (213) 327-3600	
2	ZGF Architects 515 S. Flower St., Suite 3700 Los Angeles 90071 zgf.com	44.8 39.2	Hilton Foundation headquarters Phase 2, Caltech Bechtel residence, Hercules campus renovation, LA BioMed Research Building A, California ARB consolidation project	42 100 1/6 Portland, Ore.	Ted Hyman Partner (213) 617-1901	
3	AECOM 300 S. Grand Ave. Los Angeles 90071 aecom.com	40.7 34.8	NBC Universal, UCI, LA2028 Olympic Committee, LAX, Metro, L.A. County, U.S. Navy	60 185 4/595 Los Angeles	Robert Lavey Regional Managing Principal, Buildings and Places (213) 593-8100	
4	CallisonRTKL 333 S. Hope St., Suite C200 Los Angeles 90071 callisonrtkl.com	37.0 39.0	Perla, 5th and Hill, 11th and Olive, Oceanwide Plaza, The Alexan, 888 Hope, Four Seasons, Los Angeles private residences, 3700 Wilshire, Figueroa Centre	161 197 1/20 Baltimore	Kelly Farrell Vice President (213) 633-6000	
5	DLR Group* 700 S. Flower St., 22nd Floor Los Angeles 90017 dlrgroup.com	36.4 35.8	Macerich Fashion Outlets of Los Angeles, Beverly Hills High School modernization and expansion, LA Coliseum modernization and expansion	41 130 1/29 Los Angeles	Adrian O. Cohen California Region Leader, Senior Principal (213) 800-9400	
6	HKS 10880 Wilshire Blvd., Suite 1850 Los Angeles 90024 hksinc.com	33.6 38.6	Inglewood NFL Stadium, UCSD North Torrey Pines Living and Learning Neighborhood, NoHo Square Master Plan, Edition Hotel and Residences West Hollywood	31 81 1/24 Dallas	Scott Hunter Principal, Managing Director (310) 788-7700	
7	Perkins+Will 617 W. Seventh St., Suite 1200 Los Angeles 90017 perkinswill.com	29.6 17.6	Providence Tarzana Medical Center Reimagined, Huntington Medical Research Institute, CSMC Master Plan, Kaiser Watts Learning & Health Pavilion	34 75 1/23 Chicago	Eric Van Aukee Managing Director (213) 270-8400	
8	CO Architects 5055 Wilshire Blvd., Ninth Floor Los Angeles 90036 coarchitects.com	29.5 36.0	UCLA Franz Hall modernization, Shriners for Children Medical Center, UCSD Biological and Physical Sciences Building, LAUSD Polytechnic H.S. Modernization	33 91 1/1 Los Angeles	Scott P. Kelsey Managing Principal (323) 525-0500	
9	Harley Ellis Devereaux 601 S. Figueroa St., Suite 500 Los Angeles 90017 hed.design	27.3 27.1	Circa, Metropolis Phase II, Century Plaza Development, Westin Anaheim Resort, Hilton Universal, Parsons Pasadena, CSULA student housing, CARB Research and Testing Facility	40 110 1/6 Southfield, Mich.	J. Peter Devereaux Chairman, CEO (213) 542-4500	
10	HNTB 601 W. Fifth St., Suite 1000 Los Angeles 90071 hntb.com	25.0 15.0	City of LA Sixth Street Viaduct Replacement, Crenshaw/LAX Transit Corridor, LAX United Airlines Terminals 7 and 8, Sacramento MLS Stadium	25 N/A 2/65 Kansas City, Mo.	Art Hadnett President West Division (213) 403-1000	
11	Marmol Radziner 12210 Nebraska Ave. Los Angeles 90025 marmol-radziner.com	22.7 16.5	945 W. 8th St Residential Tower, Century Plaza Hotel, Argyle House luxury apartments, Malibu retail development, Cypress Creek Renewables corporate headquarters	12 74 1/2 Los Angeles	Leo Marmol Ron Radziner Managing Principal Design Principal (310) 826-6222	
12	Skidmore Owings & Merrill 333 S. Grand Ave., Suite 3600 Los Angeles 90071 som.com	22.0 17.6	777 Aviation renovation, 1111 Sunset, AwesomenessTV interiors, Crossroads of the World Master Plan, G-Cubed, Long Beach Civic Center, Olympia, pen factory	29 63 1/10 Chicago	Michael Mann Director (213) 327-2400	
13	Retail Design Collaborative 245 E. Third St. Long Beach 90802 rdcollaborative.com	21.5 21.8	Equinox, Erewhon, Montclair Place, The Bloc, Walmart, VIBE, Cinepolis, Kroger, Aldi	12 147 2/5 Long Beach	Brad Williams CEO (562) 628-8000	
14	5+design 1024 N. Orange Drive, Suite 215 Hollywood 90038 5plusdesign.com	21.5 19.6	Shops At Riverside (Simon), Princess Cruises, Dubai Business Bay, Wuhan Park Place, Shanghai Qiantan Lot 25-1 retail center	10 74 1/3 Los Angeles	Michael Ellis Co-Managing Partner (323) 308-3558	
15	HOK 9530 Jefferson Blvd. Culver City 90232 hok.com	21.3 24.0 ¹	Kaiser Permanente medical office building Baldwin Hills, Michelson Center for Convergent Bioscience, SOKA University STEM expansion project	15 35 1/24 St. Louis	Anne Fletcher Sr. V.P., Managing Principal (310) 838-9555	
16	AC Martin Partners Inc. 444 S. Flower St., Suite 1200 Los Angeles 90071 acmartin.com	20.0 ¹ 28.6	Wilshire Grand Center, South Park development project, LAX Terminal 2 renovation program, SDSU Engineering and Interdisciplinary Science Building	N/A N/A 1/2 Los Angeles	Christopher C. Martin Chairman, CEO (213) 683-1900	
17	Jerde 601 W. Fifth Street, Sixth Floor Los Angeles 90071 jerde.com	19.0 18.0	HHLA, Pacific City, Museum Square office, Koreatown mixed-use, Paseo Metepec (Mexico), Oxigeno (Costa Rica), Distrito Armida (Mexico)	N/A 80 1/5 Los Angeles	John Simones CEO, Design Director (310) 399-1987	

¹ Business Journal estimate.
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ARCHITECTURE FIRMS

Rank	Company • name • address • website	L.A. County Billings • 2017 • 2016 (in millions)	Current Projects (partial list)	Profile • L.A. architects • L.A. employees • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone	
18	 CannonDesign 1901 Avenue of the Stars, Suite 175 Los Angeles 90067 cannondesign.com	\$18.9 \$22.3	UCSD Jacobs Medical Center, Cedars-Sinai Breast Center, Museum of Tolerance Jerusalem People's Journey Exhibition and Social Lab	16 53 1/19 Buffalo, N.Y.	Laurie McCoy Los Angeles Office Practice Leader (310) 229-2700	
19	 NBBJ 523 W. Sixth St., Suite 300 Los Angeles 90014 nbbj.com	18.7 10.4	407 North Maple Drive by Tishman Speyer Beverly Hills, UCSD RIMAC Center enhancements La Jolla, Ant Financial Campus Hangzhou, China	23 66 1/11 Seattle, Wash.	Jonathan Ward Partner (213) 243-3333	
20	 JOHNSON FAIN 1201 N. Broadway Los Angeles 90012 johnsonfain.com	17.5 20.0	Constellation Park, 8th & Figueroa, 8th & Hope, 6400 Sunset, LA Plaza, College Station, Sandstone, IMT Residential, 641 Imperial, Christ Cathedral, LAUSD, LA County, Westfield	N/A N/A 1/1 Los Angeles	Scott Johnson William H. Fain Jr. Co-Presidents (323) 224-6000	
21	 KTGY Architecture + Planning 12555 W. Jefferson Blvd., Suite 100 Los Angeles 90066 ktgy.com	16.2 14.7	Olympic and Olive, 800 and 810 Pine Ave. Towers, The Theo, 3060 Olympic, Hope on Alvarado	N/A N/A 1/7 Irvine	Manny Gonzalez Managing Principal (310) 394-2623	
22	 Cunningham Group Architecture Inc. 8665 Hayden Place Culver City 90232 cunningham.com	14.8 9.8	Broadstone Fairfax mixed-use, Hyatt Hotel Pasadena, Habitat for Humanity of Greater Los Angeles headquarters, Providence Health Advanced Ambulatory Care Center	21 72 1/9 Minneapolis, Minnesota	James Scheidel Chairman (310) 895-2200	
23	 NADEL ARCHITECTURE + PLANNING 1990 S. Bundy Drive, Suite 400 Los Angeles 90025 nadelarc.com	14.0 13.0	The Rise Hollywood, The Rise Koreatown, Cambria Spring Street Hotel, Tysons Corner	N/A N/A 1/2 Los Angeles	Herb N. Nadel CEO (310) 826-2100	
	 HDR 350 S. Grand Ave., Suite 2900 Los Angeles 90071 hdrinc.com	14.0 11.6	Cedar Sinai Medical Center Master Plan, Aerospace Corp. campus planning & design, Huntington Memorial Hospital, Cedars bio-manufacturing facility	19 51 1/40 Omaha, Neb.	Usman Tariq Managing Principal (213) 239-5800	
25	 HMC Architects 633 W. Fifth St., Third Floor Los Angeles 90071 hmcarchitects.com	13.7 18.0	LA Unified School District, Kaiser Permanente, El Camino College, Cal Poly Pomona,	N/A N/A 1/9 Ontario, Calif.	Kirk Rose Healthcare Practice Leader (213) 542-8300	
26	 Corgan 12045 Waterfront Drive, Suite 425 Los Angeles 90094 corgan.com	12.9 9.7	LAX Midfield Satellite Concourse, John Wayne Airport terminal improvements, LAX Terminals 1 and 3 Concessions Program, Westfield San Francisco Center Renovation	16 30 1/13 Dallas, Texas	Brent Kelley Principal (888) 456-4443	
	 GRUENASSOCIATES ARCHITECTURE + PLANNING 6330 San Vicente Blvd., Suite 200 Los Angeles 90048 gruenassociates.com	12.9 12.8	Airport Metro Connector/96th Street Station with Grimshaw Architects, 8600 Wilshire with MAD Architects, 3545 Wilshire, Century Corridor Streetscape Plan	19 75 1/1 Los Angeles	Michael A. Enomoto, FAIA Managing Partner (323) 937-4270	
28	 RBB Architects Inc. 10980 Wilshire Blvd. Los Angeles 90024 rbbinc.com	12.8 10.3	Henry Mayo Newhall Hospital, Harbor-UCLA Medical Center, Little Co. of Mary San Pedro, Northen Inyo Hospital, Samaritan Medical Center medical office building	15 41 1/2 Los Angeles	Joseph A. Balbona CEO (310) 473-3555	
29	 KFA (Killefer Flammang Architects) 1625 Olympic Blvd. Santa Monica 90405 kfalosangeles.com	12.5 12.0	Ivy Station, Chinatown Apartments, Solstice, 639 La Brea, Mariposa Fedora, Freehand Hotel, NoMad Hotel, NextOnLex, LA LGBT Center, NextOnSixth, MGA Campus	36 64 1/1 Santa Monica	Jonathan Watts Partner (310) 392-7699	
30	 House & Robertson Architects Inc. 10125 Washington Blvd. Culver City 90232 hrarch.com	12.3 14.5	ROW DTLA, Academy Square, Sears Santa Monica adaptive reuse, Sunset Las Palmas Studios, DOCO Sacramento Tower and retail, Flight at Tustin, Terasaki Institute	13 34 1/2 Culver City	Jim House Doug Robertson Principals (323) 935-3158	
31	 VTBS ARCHITECTS 1738 Berkeley St. Santa Monica 90404 vtbs.com	12.0 12.5	The Plaza at Santa Monica, Modera Howard Hughes, UCSB student housing, Talaria Burbank mixed-use, Expo Line mixed-use, Belmont Village Calabasas	23 53 1/3 Santa Monica	Navy F. Banvard, FAIA Principal (310) 394-0273	
32	 NAC Architecture 837 N. Spring St., Third Floor Los Angeles 90012 nacarchitecture.com	11.9 8.2	LAUSD Venice High School, LAUSD Crenshaw High School Performing Arts, LAUSD Taft High School, PCSD USC Hybrid High School, Wonderful College Prep Academy	12 44 1/4 Spokane, Wash.	Helena L. Jubany Managing Principal (323) 475-8075	
33	 steinberg hart 523 W. Sixth St., Suite 245 Los Angeles 90014 steinberghart.com	11.0 15.5	AMP Lofts, Thompson Hotel, Tommie Hotel, Morrison Hotel, 123 S. Grand Avenue, The Park Calabasas, Hazens LA City Center, Wilshire and Crescent Heights	15 40 1/5 Los Angeles	David Hart CEO, President (213) 629-0500	
34	 Kollin Altomare Architects 1350 Coronado Ave. Long Beach 90804 kollinaltomare.com	7.5 6.1	Marriott Frenchman's Reef St. Thomas; St. Regis Resort, Princeville, Hawaii; Lasky Hotel Beverly Hills; The Custom Hotel, LAX; Colonial Williamsburg Inn and Lodge, VA	8 23 1/2 Long Beach	Michael Kollin CEO, President (562) 597-8760	











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Researched by Joshua Niv

Continued on page 14

ARCHITECTURE FIRMS *Continued from page 13*

Rank		Company • name • address • website	L.A. County Billings • 2017 • 2016 (in millions)	Current Projects (partial list)	Profile • L.A. architects • L.A. employees • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone	
35		HGA Architects and Engineers 1918 Main St., Third Floor Santa Monica 90405 hga.com	\$7.2 \$5.7	CSUDH Business School, CSUDH Center for Science & Innovation, Hoag Hospital Irvine, Cedars-Sinai Medical Center Samuel Oschin Cancer Center, marketplace	14 46 1/8 Minneapolis	Alyssa Scholz Principal (310) 557-7600	
36	ShubinDonaldson	ShubinDonaldson Architects 3834 Willat Ave. Culver City 90232 shubinanddonaldson.com	6.5 8.0	925 La Brea mixed-use, 900 La Brea mixed-use, Boston Consulting Group West Coast headquarters	N/A N/A 1/3 Culver City	Russell Shubin Partner (310) 204-0688	
		STIR Architecture 617 W. Seventh St., Suite 400 Los Angeles 90017 stirarchitecture.com	6.5 6.5	NOHO West, Bergen Town Center, Hoog Catharijne	6 6 1/3 Los Angeles	Gary K. Dempster Partner (213) 225-1900	
38		MVE + Partners, Inc. 888 S. Figueroa St., Suite 2170 Los Angeles 90017 mve-architects.com	6.1 5.4	8th and Spring, 732 Spring, Emerald at 14th and Olive, 550 Palos Verdes, 9200 Wilshire, Santa Monica and Barrington, 4th and Hewitt, 8000 W. 3rd, 7th and Pine, 2972 W. 7th	5 14 1/2 Irvine	Matthew McLarand President, Director of Design (213) 805-7600	
39		Rachlin Partners 8640 National Blvd. Culver City 90232 rachlinpartners.com	6.0 4.8	Sage Creek High School Performing Arts Center, Righetti High School new classroom building, Ramona Middle School mew gymnasium	10 23 1/1 Culver City	Michael Rachlin Design Partner (310) 204-3400	
40		Withee Malcolm Architects 2251 W. 190th St. Torrance 90504 witheemalcolm.com	5.8 5.4	Inglewood Gateway mixed-use TOD, Sunset and Highland mixed-use, Sunwest Mixed-Use, 411 Normandie Lofts, Hollywood Arts Collective Affordable Housing	8 40 1/1 Torrance	Dan Withee Dale Malcolm Partners (310) 217-8885	
41		Ware Malcomb 915 Wilshire Blvd., Suite 2150 Los Angeles 90017 waremalcomb.com	5.6 5.8	Downtown West medical office building, 1601 Vine, The Mix, 1700 Walnut, 621 Hawaii	2 7 1/22 Irvine	Radwan Madani Principal (310) 903-4000	
42		Omgivning 724 S. Spring St., Suite 501 Los Angeles 90014 omgivning.com	3.9 2.7	Adaptive reuse of Broadway Trade Center at 8th and Broadway	6 24 1/1 Los Angeles	Karin Liljegren Principal (213) 596-5602	

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43		Large Architecture 1551 S. Robertson Blvd., Second Floor Los Angeles 90035 largearch.com	\$3.8 \$3.9	America Center 2, 6230 Yucca, 330 13th Street, 2900 Wilshire, 8899 Beverly, 755 Figueroa, 500 Broadway, 8th and Harvard, 3875 Wilshire, 900 Vermont, 4055 Wilshire	9 18 1/1 Los Angeles	Alan M. Grant Principal (310) 553-1959	
44		HLW International 1556 20th St., Suite B Santa Monica 90404 hlw.com	3.7 3.5	555 Aviation Blvd., 817-827 Vine St., 12414 Exposition, 10730 W. Pico Blvd, 9000 Wilshire Blvd.	8 25 1/5 New York	Mark Zwagerman Managing Director, Principal of Los Angeles (310) 453-2800	
45		Tighe Architecture 5747 Venice Blvd. Los Angeles 90019 tighearchitecture.com	3.6 3.5	North Beach Park Santa Monica, 8500 Melrose Retail Center, Burbank collection offices, Douglas Elliman Real Estate headquarters, Preston Townhouse	3 12 1/1 1	Patrick Tighe, FAIA Principal (323) 424-7594	
46		Langdon Wilson International 1055 Wilshire Blvd., Suite 1500 Los Angeles 90017 langdonwilson.com	3.5 6.8	Olive View Radiology remodel, Clinton Kieth Master Plan, L.A. County Marina del Ray dock for Sherrif's Department, Special Needs Schools Kuwait	N/A N/A 1/3 Los Angeles	Asad M. Khan President (213) 250-1186	
47		Ehrlich Yanai Rhee Chaney Architects 10865 Washington Blvd. Culver City 90232 eyrc.com	3.1 4.2	Ivy Station office building, Culver Steps, Burroughs Middle School, 1301 Colorado creative office, multiple single-family residential projects	31 15 1/1 Culver City	Steven Ehrlich Founding Partner (310) 838-9700	
48		Berliner Architects 5976 Washington Blvd. Culver City 90232 berliner-architects.com	2.4 2.3	Liliuokalani Imagination Center, Pressman Academy, ATEP Design Guidelines, Saddleback College, HOLA, LAUSD Dorsey Studios and Wright Maker Space	3 16 1/1 Culver City	Richard P. Berliner President (310) 838-2100	
49		Torti Gallas + Partners 601 W. Fifth St., Suite 600 Los Angeles 90071 tortigallas.com	2.0 2.0	Exposition Park Master Plan update, Los Angeles; Veterans' Permanent and Supportive Housing, Southgate; Alice Griffith Homes Affordable Housing Redevelopment, San Francisco	3 12 1/4 Silver Spring, Md.	Neal I. Payton Principal (213) 607-0070	
50		Gwynne Pugh Urban Studio 2800 28th St., Suite 171 Santa Monica 90405 gwynnepugh.com	1.6 1.4	Inglewood Senior Center, Homeless Services Center in San Luis Obispo, Artesia International Downtown Specific Plan, Deukmejian Nature Education Center	2 4 1/1 Santa Monica	Gwynne Pugh Principal (310) 396-4540	

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