

A list of Service Providers to Keep Your Property in First Class Condition

SERVICE	VENDOR	PHONE #	CONTACT
Accounting	Abregov & Parrino	949-450-1450	Oz Abregov
Accounting	Morey & Associates CPA	949-485-2011	Jerry Morey
Appraisal	Westar Appraisal	949-683-2382	Robert Contant
Appraisal	Commercial Asset Valuation, Inc	949-488-0925	Dan Huber
Architect	Ware Malcomb	949-660-9128	Tom Myers
Asphalt	Ben's Asphalt	714-540-1700	John Skeffington
Asphalt	TLG Paving, Inc.	949-231-2111	Tom Gilchriese
Attorney	Joey P. Moore, APC	714-438-7210	Joey Moore
Attorney - Real Estate	Mashian Law Group	310-207-1464	Bryan Mashian
Bank	City National	714-322-3318	Matt Perker
Bank	Wells Fargo SBA Lending	949-756-3565	Dave Friedman
Bank	Harvest Bank	949-233-0203	Harvey Torres
Bank - Hard Money	Dan Harkey	949-533-8315	Dan Harkey
Bee Removal			
Business Broker	Grant, Genovese & Baratta, LLP	949-274-6893	Rick Lange
Car Wash (Mobile Detail)	Detail King	949-877-2875	
Car Wash (Mobile Detail)	GMF Auto Detail	949-295-0864	Gabriel Millan
Carpet Cleaning	Quick and Clean	949-422-2570	Brandon
Catering	Board & Brew	949-498-2379	
Catering	Quiznos	949-218-1930	
Ceiling Grid Installation	G. C. Acoustics Inc.	949-488-0814	Chris Carnahan
Concrete Grinding	Concrete Hazard Solutions	714-292-6150	Brian Fishbeck
Concrete Resurfacing	PolyVex Surface Solutions	714-584-9106	Kyle Mendez
Document Shredding	Southland Shredding	714-282-7771	Gary and Sherry Metcalfe
Drone Photography	Eagle Eye Drone Services	949-444-1784	Javier Valdivia
DST	Cabin Securities	949-293-1277	Sam Bhushan
DST	RCX Capitol Group LLC	858-923-8484x108	Paul Manese
Electrician	Current Electric	949-588-3777	Blaine Goetz
Electrician	Steve Carter Electric	949-481-4752	Steve Carter
Electronic Recycling	Green Leafe Electronic Recycling	949-470-2700	
Elevator Repair	Peterson Elevator Company	562-944-2041	Brian Peterson
Elevator Repair	Mitsubishi Electric, Elevator Division	714-220-4767	Lorcan Monaghan
Elevator Inspection (For buyers/Sellers)	Elevator Insight	949-505-3446	Daniel Van Mil
Energy Consulting	Burge Energy	949-492-1175	Bret Burge
Environmental	Frey Environmental	949-723-1645	Tom Winkle
Environmental	Ara Environmental	949-929-9316	Arman Behtash
Environmental	QA2 Environmental	818-635-1618	Carole Missirlian
Equipment Rentals	Sunbelt	714-545-5521	
Equipment Rentals	United Rentals	949-496-4783	
Escrow	Escrow321	949-401-4774	Janet Tillbury
Escrow	Mariners Escrow	949-640-6040	Saminah Welker
EV Charger Installations	Southwest Industrial Electrial	323-301-1719	Christiano Sanchez
Event Planning	24 Carrots	714-942-6000	
Eviction	The Durringer Law Group	714-279-1100	Stephen Durringer
Eviction	Fast Evection Company	800-686-8686	
Fire Sprinkler	SouthCoast Fire Protection	949-493-4604	Southcoast
Flooring	Commercial Carpet and Flooring Services	714-630-9085	Rick Henderson
Flooring	Thompkins Flooring	949-462-0093	Jim Manisclao
Flooring/Concrete Polishing	Concrete Medic Specialists	949-606-2689	Trace Davis
Forklift Rental/Operator	BJ's Forklift	714-423-7066	
Office Furniture (pre-owned)	Source	714-863-1980	Mike Manser
Office Furniture	Indoff Commercial Interiors	714-642-5422	Douglas Black
General Contractor	Burge Corp	949-492-1175	Bret Burge
General Contractor	CMD	949-615-0419	Jeff
General Contractor	Sergio Cruz	949-632-7963	Sergio Cruz
Handyman	A & B Home Improvement	714-341-5198	Adrian Bahena
Handyman	Michael Angelo's Painting & Remodeling	949-910-7872	Miguel Saldago
HVAC	Rohan & Sons	949-492-1361	Dean Rohan
HVAC	South County Air	949-361-2247	Nate Abell
HVAC	Triton Air	949-492-0290	
HVAC	Southcoast Heating and Air Conditioning	760-941-7000	Kevin Page
HVAC Inspections	RSM HVAC	949-565-5904	
Insurance	SIP Insurance	626-449-0301	Bob Bader

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Insurance	Safe Life Insurance Agency	888-633-6632	Adrian Revel
Interior Design	Design Identity Group	949-503-3199	Caroline Kovac
Phones	BREK	714-939-0450	Dennis Brunning
Janitorial	Craig and Elaine's Janitorial	949-492-8690	Craig
Landscaping	Park West	949-521-8021	Steven Staus
Landscaping	Bemus Landscaping	949-272-1307	Robin Reese
Leak Detection	American Leak Detection	714-836-8477	Michael Redlark
Lighting (LED)	Progressive Energy Management	800-267-6800	Ryan Michas
Locksmith	Tony's Lock & Key	949-492-5700	
Locksmith	Semko	949-656-9099	Semko
Marketing Agency	RSM Design	949-492-9479	
Mold Remediation	Restored Right	949-772-5210	Curran Abell
Movers (Heavy Machinery)	Dunkel Bros.	714-582-1475	
Movers (Heavy Machinery)	Coast Machinery Movers	626-579-4510	
Movers (Office)	Cali-Cobras	949-537-9956	Santiago Guerrero
Move Out Cleaning / Teanant Turnover	BH Cleaners	714-785-8283	Ben Hernandez
Office Supplies	Staples	staples.com	
Office Furniture	Cali-Cobras	949-537-9956	Santiago Guerrero
Painting	Phoenix Paint Services	720-238-2878	Mark Kulinski
Painting	Pilot Painting & Construction	619-764-3353	Kim Erlenwein
Painting	Peter the Painter	714-878-3880	Peter
Printer Repair	Compu Vision	714-258-2220	
Property Maintenance	D&B Property Maintenance	909-522-6644	Blake Vazmendes
Property Maintenance	Amy Z and Bros	949-243-1560	Alan
Termite	Termite Terry Pest Control	949-631-7348	Terry
Pest Control	Western Exterminator	949-582-0576	Danny Lozano
Plumbing	Doheny Plumbing	949-492-0137	Jared Pressnell
Plumbing	DC Plumbing, Heating & Air	949-365-9044	
Plumbing	B Plumbing Repair	949-829-3328	Brian Hobosn
Plumbing	A&G Plumbing	949-498-8185	Alvaro Gomez
Power Washing	End Result Services	562-822-5410	Cruz Magee
Power Washing	Rolling Suds	949-828-2997	Dan Brennan
Printing	Minuteman Press San Clemente	949-492-9665	Joe Ardent
Printing (building plans)	Crisp Imaging	949-240-9911	Angel
Property Management	Essex Property Mangement	949-218-3801	Sandi Montez
Property Management	JD Property Management	714-751-2787x215	Dana McKlusky
Real Estate Broker	Johnston Pacific	949-366-2020	Rob and Louis Johnston
Relocation Services	Relocation Pros	612-839-4983	Lex
Restoration	Restored Right	949-741-1270	Curran Able
Roll Up Door Repair	Vortex	714-543-7737	Rick
Roofing	Bartlett Roofing	714-860-9595	Craig Swart
Roofing	J.L. Ray	949-554-3990	Jack
Roofing	Crank Waterproofing	949-374-2628	Taylor Bennett
Roofing	CRS Commercial	951-681-6000	
Roofing	Precision Roofing	949-444-8587	Brandon Decker
Roofing	Highland Commarcial Roofing	619-904-3283	Ken O'Brien
Roofing	West Coast Roofing	323-261-7193	
ADT	Coming soon		
Security (Alarm systems)	Seaport Security	949-722-1438	Jim Tolan
Security Services	Alert Security Services	714-290-3741	
MDS Alarms		949-240-4477	
Shredding	Iron Mountain		
Signs	Starfish	949-429-6700	Mike Reilly
Signs	Focus Signs & Graphics	657-346-2281x121	John Purcell
Soils	Peter & Associates	949-492-3735	Steve Peter
Solar	Coming Soon		
Space Planner	CDL Associates	949-679-6456	Carolyn Doyle
Streetlight/Traffic Signal Equipment	South Coast Lighting	949-276-8850x104	Gary K
Tile & Stone	Euro Classic Stone	949-412-8393	William Scott
Title	Commonwealth National Commercial Services	949-338-8263	Keith Warther
Towing (& junk hauling)	Mike's Towing	949-370-6348	Mike
Towing	Dunivin Towing	949-493-3091	
Towing	A.C.Towing, Inc	949-492-3805	Joan, TC & Paul

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Trash Hauling	Apex Hauling	949-648-2027	Hayden Yacobucci
Vinyl Wrapping / Auto Company Logo			
Warehouse Racking	Warehouse Storage	310-849-8490	Ray Blumer
Warehouse Supplies	Uline	800-295-5510	
Weatherproofing	Maverick Caulking & Coatings	714-289-2210	John Crowe
Weatherproofing	Mark Beamish Waterproofing	714-575-0018	Mark Beamish
Window Coverings	3 Day Blinds	949-209-7596	Homaira Ismail
Window Washing	The Goat Window Cleaning	949-306-1241	Jordon Salazar
Window Washing	AJ Merlino	949-412-0505	AJ Merlino
Window Washing	San Clemente Window Washing	949-218-9858	Jim Straw
Woodworking	TimberCreek Woodcraft	949-374-8286	
1031 Exchange	Peak 1031 Exchange	866-357-1031	Steve Rosansky
1031 Exchange	IPX1031	442-287-7239	Jordan Phillips

2/4/2026



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