



JOSH RUTTER

Property Manager

Josh Rutter joined NAI Norris, Beggs & Simpson in 2008 with a wealth of experience in both property management and real estate development. His unique skillset and strengths in tenant improvement management and cost analysis make him a valuable asset to retail, industrial and office properties.

Formerly, Josh was an owner and partner of Abacus Realty based in Bend, Oregon. Josh developed over 30 mixed-use properties in Bend and Portland at the helm of his own real estate brokerage and development company based in the heart of the competitive Central Oregon market.

Prior to that, Josh spent eight years with SIMA Management Corporation in Santa Barbara, California. Through SIMA, he managed nine properties with 200 tenants and 700,000 square feet of space. Josh was subsequently promoted to General Manager of a 350,000 square foot regional enclosed shopping center, and proved instrumental in the redevelopment of this 34-acre Bend property from an enclosed mall into an outdoor retail shopping center. He facilitated the conversion of 200,000 square feet and the addition of 50,000 square feet of leasable space.

Josh has a background in finance, having been a bond trader for Mellon Bank subsidiary Certus Asset Advisors. He graduated from the University of Oregon with a BS degree in Finance and an emphasis in Management. He is pursuing his Certified Property Manager (CPM) designation and is a licensed real estate broker in Oregon and Washington.

MANAGEMENT HIGHLIGHTS

- Cascade Village Shopping Center, Bend, OR - 434,809 sf, 41.4 acre, Class A Regional Shopping Center
- Grand Central Shopping Center, Vancouver, WA - 195,817 sf Class A shopping center
- San Marcos Plaza, Santa Barbara, CA - 144,440 sf Class A retail/office complex
- Riverstone Marketplace, Vancouver, WA - 108,323 sf Class A shopping center
- Haley Street, Santa Barbara, CA, - Industrial property totaling 72,150 sf
- Victoria Court, Santa Barbara, CA - 62,468 sf Class A retail/office shopping center
- Paseo Camarillo, Camarillo, CA - Retail/office, 52,188 sf neighborhood center
- Hollister Professional Building, Goleta, CA - 49,961 sf office property
- Ekwil Street, Goleta, CA - 44,800 sf industrial complex
- Riverstone Office Building, Vancouver, WA - 33,174 sf Class A office building
- 710 State Street, Santa Barbara, CA - 24,396 sf Class A retail/office property

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