

TOUCHSTONE DEVELOPERS

Real Estate Development **& Project Management**

FOR OWNERS AND INVESTORS

PRESENTED BY

Kevin Wheeler

Founder & CEO

SERVING CALIFORNIA & BEYOND

Full-Lifecycle Representation

Planning · Design · Construction

FIRM OVERVIEW

2026 Edition

Revision 1

Our COMPANY

REAL ESTATE DEVELOPMENT & CONSTRUCTION PROJECT MANAGEMENT

TOUCHSTONE

Developers

01

Full-Lifecycle Representation

We represent our clients from early planning and entitlements through design, permitting, and construction — coordinating every phase under one team.

02

Builder's Mindset

Construction project management is a core focus of our practice. We proactively identify risk, resolve issues, and maintain control of cost, schedule, and quality.

03

Constructability Cost Optimization

Rather than relying solely on traditional value engineering, we identify cost savings in how building systems are assembled — preserving design intent while delivering real efficiencies.



LOS ANGELES, CA — HEADQUARTERED IN SOUTHERN CALIFORNIA

Our PEOPLE

LEADERSHIP & PROJECT TEAM

TOUCHSTONE
Developers



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Our SERVICES

TOUCHSTONE
Developers

END-TO-END PROJECT MANAGEMENT ACROSS THE FULL DEVELOPMENT
LIFECYCLE

01 DEVELOPMENT MANAGEMENT Pre-Development & Planning

- Site Selection Analysis
- Property Due Diligence
- Planning & Entitlements
- Community Relations & Outreach
- Budget & Financial Analysis
- Cost Estimating

02 DESIGN MANAGEMENT Design & Permitting

- Vendor Sourcing & Negotiation
- Architecture & Design Coordination
- Value Engineering & Constructability Cost Optimization
- Permit Expediting
- Utility Coordination & Expediting

03 CONSTRUCTION MANAGEMENT Build & Delivery

- Contractor Sourcing & Negotiation
- Quality & Field Oversight
- Cost Management
- Change Order Review & Negotiation
- Schedule Management
- Pay Application, Closeout & Turnover

Our CLIENTS

TOUCHSTONE
Developers

PARTNERING WITH LEADING OWNERS, DEVELOPERS & INVESTORS

01	02	03	04	05	06
Caruso	BVLVY Partners	Tools for Humanity	Langdon Street Capital	Helot Development	LADWP
MIXED-USE & RETAIL	CAR WASH ASSETS	TECHNOLOGY / FACILITIES	REAL ESTATE PE	DEVELOPMENT FIRM	PUBLIC UTILITY
Los Angeles-based mixed-use, retail, and lifestyle real estate owner and developer.	Private real estate investment and development firm specializing in car wash assets.	Technology company with specialized real estate and facilities needs.	Real estate private equity and investment firm.	Real estate development and project delivery firm.	The nation's largest municipal water and power utility.

Engaged across the full development lifecycle — from early planning through closeout.

Our EXPERIENCE

SECTOR 01 — MIXED-USE

TOUCHSTONE
Developers

SECTOR

01 Mixed-Use

PROJECTS

Palisades Village

Pacific Palisades, CA — Fire rehabilitation and rebuild of the town center: tenant rebuilds, office, residential, and core & shell remediation

Marina Waterside

Marina del Rey, CA — Exterior renovation and property-wide improvements



Our EXPERIENCE

SECTOR 02 — RETAIL

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Developers

SECTOR

02 Retail

PROJECTS

Palisades Village Retail Rebuilds

Pacific Palisades, CA — Tenant improvement rebuilds across the property

World Retail Flagship

West Hollywood, CA — 2,500 SF public-facing retail tenant improvement



Our EXPERIENCE

SECTOR 03 — RESTAURANT

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SECTOR

03 Restaurant

PROJECTS

Angelini Ristorante & Bar

Palisades Village — Pacific Palisades, CA

Blue Ribbon Sushi

Palisades Village — Pacific Palisades, CA

Spacca Tutto

Palisades Village — Pacific Palisades, CA

Hank's

Palisades Village — Pacific Palisades, CA



Our EXPERIENCE

SECTOR 04 — RESIDENTIAL

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SECTOR

04 Residential

PROJECTS

Palisades Village Residences

Pacific Palisades, CA — Eight high-end luxury residential units



Our EXPERIENCE

SECTOR 05 — HOSPITALITY

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Developers

SECTOR

05 Hospitality

PROJECTS

Rosewood Miramar Beach

Montecito, CA — Ground-up construction of a luxury beachfront resort for Caruso



Our EXPERIENCE

SECTOR 06 — INDUSTRIAL

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Developers

06 Industrial

PROJECTS

CloudKitchens Facilities Program

Multiple markets — Commercial kitchen facility buildouts

Royal Rinse Car Wash

Charleston, SC — Rehabilitation and rebuild of a six-bay self-serve car wash



Our EXPERIENCE

SECTOR 07 — POWER & ENERGY

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SECTOR

07 Power & Energy

PROJECTS

Scattergood Repowering

Los Angeles, CA — Generating station repowering

Haynes Repowering

Long Beach, CA — Generating station repowering

Panoche Energy Center

Firebaugh, CA — Ground-up energy center



Our EXPERIENCE

SECTOR 08 — COMMERCIAL

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Developers

SECTOR *08* Commercial

PROJECTS

Civic Center Plaza

Norwalk, CA — Ground-up 10,000 SF commercial building with four tenant shell spaces

