



Los Angeles Area
Chamber of Commerce

BIOGRAPHY

KAREN DIAL, President *H.B. Drollinger Co.*

Karen Dial has been a board member of the H.B. Drollinger Co. (H.B.D. Co.) since 1997 and assists in the day-to-day operations of the firm, which is Westchester's largest property management company.

Raised in a real estate family, Dial's grandmother, Ella Drollinger, developed the first commercial building in Westchester – the Jim Dandy Market. Her father, Howard Drollinger, has been a guiding force in the development of Westchester since he founded the H.B. Drollinger Co. in 1947.

Dial currently serves on the Westchester Streetscape Improvement Association (WSIA) board of directors. In that capacity, she works with the non-profit organization to enhance and beautify boulevards throughout the community. WSIA is currently working on a \$5.8 billion project on Sepulveda Boulevard that will add a full-time parking lane to the Business District, repair various sidewalks and add planted medians.

Though Dial resides in Missoula, Montana, with her husband, Ken Dial, and her children, Natalie and Terry; she spends about 10 days each month in Westchester working at H.B.D. Co. She has previously worked as Executive Vice President of Store Operations for Sav-On Drugs in Marina Del Rey and Vice President of Research and Development for Northern Arizona University. Dial enjoys cooking, traveling, gardening, tennis and yoga.

H.B.D. Co., located in the heart of the business district, is headquartered in the Airport Office Center, a five-story office building with street level retail that is owned by one of our partnerships and managed by the company. H.B.D. Co. manages more than 1,350,000 square feet of commercial space that ranges from office and retail to car rentals and airport parking lots. The company has 15 employees who oversee over 400 tenants including in-house property management, sales and leasing, accounting and development departments.

In 1997 H.B.D. Co. completed development of a Mediterranean-style shopping center in the W.C.B.D. encompassing two square blocks on the west side of Sepulveda Boulevard south of La Tijera Boulevard. The center is named Westchester Village (W.V.) and is anchored by a 46,000-square-foot Ralphs, a 21,000-square-foot Longs Drug Store, and a series of proven, high-volume retailers including Blockbuster Video, Starbucks, Togos, Pizza Hut, Washington Mutual Bank, Boston Market, Radio Shack, PETCO, Tuesday Morning, Robek's Juice, and other retailers.