



→ Pamela L. Westhoff

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Pamela Westhoff is a partner in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's Los Angeles office.

Areas of Practice

Pam has a broad-based and versatile transactional real estate practice, with an emphasis in acquisitions, dispositions, commercial leasing, technology and insurance issues affecting real estate. She also has extensive experience in build-to-suit, ground lease and sale-leaseback transactions, including for life science, healthcare and industrial projects. Pam has worked on all types of real estate development and lending transactions, including workouts, restructures and joint ventures.

Pam represents tenants and landlords in substantial commercial lease transactions, including for global corporate headquarters. She also represents developers and equity investors in commercial developments, including hotel, condominium, retail, office, industrial, data center, entertainment venue and television and movie studio projects. She also represents owners and providers in connection with telecommunication issues affecting commercial, residential and retail properties, as well as university campuses. She has extensive experience representing radio and television broadcasters in real estate-related matters, including broadcast and communications tower licensing.

Pamela currently serves on the Board of Governors of the American College of Real Estate Lawyers (ACREL) and is Chair of the ACREL Leasing Committee. She was recently recognized as a North America Global Elite Thought Leader in Commercial Real Estate by *Who's Who Legal*, and is rated by *Chambers USA* as a Leading Real Estate Lawyer.

Honors

500 Leading Real Estate Lawyers, *Lawdragon*, 2024-2025

Commercial Real Estate Visionary, *Los Angeles Times Commercial Real Estate: Updates, Trends & Visionaries*, 2024

USA Thought Leader - Real Estate, *Lexology* (formerly *Who's Who Legal*), 2023-2025

North America Global Elite Thought Leader - Real Estate, *Lexology* (formerly *Who's Who Legal*), 2021-2025

Leading Real Estate Lawyer, *Chambers USA*, 2013, 2016-2025

Real Estate and Construction, *Legal 500*, 2010, 2014-2016, 2018-2022

Best Lawyer in America, *Best Lawyers*, 2013-2026

Lawyers in Real Estate Award, *Connect CRE*, 2020

Thought Leader - Real Estate, *Global Competition Review*, 2020

Outstanding Real Estate Attorney of the Year, LACBA Real Property Section Installation and Awards Dinner, 2019

Southern California Super Lawyer, *Super Lawyers*, 2021-2025

Top Women Lawyers, *Daily Journal*, 2014, 2015

Los Angeles' Top 50 Power Women, *BisNow*, 2014

California's Top Real Estate Transactional Attorney, *Daily Journal*, 2013

2012 Top Rated AV Preeminent Lawyer in Corporate Real Estate Law

Leading Real Estate Lawyer, *Guide to the World's Leading Real Estate Lawyers*, 2010-2012

International Who's Who of Real Estate Lawyers, 2013

Southern California Super Lawyer, *Law & Politics* and *Los Angeles* magazines, 2011

Top 50 Women Super Lawyers, 2010

Most Influential Women in Commercial Real Estate, *Real Estate Southern California*

Real Estate Lawyer of the Year, Century City Bar Association, 2007

500 Dealmakers in America, *Lawdragon*

Articles

- A Landlord's Guide to Assistive Animals
Daily Journal, 12.27.2023

Real Estate, Land Use & Environmental Law Blog Posts

- "A Landlord's Guide to Assistive Animals," January 2, 2024
- "Federal Judge Blocks Eviction Moratorium Challenge by Los Angeles Apartment Owners," December 11, 2020
- "Los Angeles County Restricts In-Person Dining Due to Surge in COVID-19 Cases," November 23, 2020
- "California Statewide Stay at Home Order March 19, 2020", March 20, 2020
- "Commercial Real Estate Tips of the Week: Practical Answers from Sheppard Mullin's Coronavirus Task Force", March 16, 2020
- "Commercial Lease Alert: New Access Law Disclosure Requirements In Leases Effective January 1, 2017," December 23, 2016
- "Commercial Lease Guaranties From Foreign Entities: What You Need to Know to Safeguard Your Security," July 28, 2015
- "Important Alert for Commercial Owners/Landlords and Brokers/Agents: Changes to California Dual Agency Disclosure Laws Effective January 1, 2015," March 2, 2015
- "New Legislative Requirements For Electric Vehicle Charging Stations At California Commercial Properties," January 7, 2015

- "Missing Data Protocols Under AB1103 Energy Use Disclosure Rule And Other Important Facts You Need To Know," October 2, 2014
- "Changes To California Title 24 Energy Use Requirements Effective July 1, 2014," February 5, 2014
- "California Energy Use Disclosure Rules Implementation Postponed Until January 1, 2014," August 27, 2013
- "What Makes A Lease "Enforceable" - What You Need to Know," June 14, 2013
- "California Commercial Building Owners Must Comply With New Energy Use Disclosure Rules Commencing July 1, 2013," May 1, 2013
- "New Disability Access Law Imposes Notification Requirements For Commercial Leases," April 22, 2013

Media Mentions

Top Women Lawyers - Pamela Westhoff
Daily Journal, 05.07.2014

Dispute Resolution
Acquisition International, 07.2013

Speaking Engagements

Frequent speaker on finance, real estate and telecommunication issues for BisNow, CLE International, Practising Law Institute, International Council of Shopping Centers, the State Bar of California, the Real Estate Conference Group, the Los Angeles County Bar Association, and the American Bar Association.

Speaker, "Just an Old Fashioned Love Song? Rethinking Common and Highly Negotiated Lease Provisions," American College of Real Estate Lawyer's Annual Meeting, October 22, 2022

Events

Creative Exits: Strategies for Downsizing, Lease Terminations & Rent Relief
Webinar, 07.22.2025

2025 Real Property Law Retreat & Women in Leasing Law Symposium
Lender and Landlords – How Lenders Manage Commercial Leases in Loan Documents & Current Trends in Loan Workouts
Monterey, CA, 03.08.2025

MCLE Triple Play
One Afternoon, Three Credits: Fast-track your MCLE Completion
Sheppard Mullin LA Office (We've Moved!) - 350 S. Grand Ave, 40th Floor, Los Angeles, CA 900071, 02.26.2025

MCLE Triple Play
Practical Tips, Tricks and Trends in Real Estate
Sheppard Mullin, 333 S Hope St, Los Angeles, CA 90071-1422, United States, 01.25.2024

2023 Real Estate Law and Business Forum
Bonus Breakfast Session, ESG 2023
03.02.2023

Los Angeles County Bar Association - Leasing 101
Allen Matkins, 865 Figueroa St, Suite 2800, Los Angeles, CA 90017, 02.28.2023

2022 Real Estate Law and Business Forum
04.07.2022

Commercial Leasing RoundUp - 7th Annual Women in Leasing Law (Virtual) Symposium
California Lawyers Association
Webinar, 06/01, 06/08, 06/10

Foreclosure Litigation and Receivership: What it Entails and Looking Forward
Webinar, 09.22.2020

Navigating in Uncharted Waters: Leading Experts Share Insights on How They are Handling the Impact of COVID- 19
Webinar, 04.08.2020

Reps and Warranties in Purchase and Sale Agreements
You Can't Always Get What You Want...But Can You Get What You Need?
Webinar, 07.13.2016

Space Requirements for Startups
Third Thursday Emerging Company Webinar Series
via WebEx, 06.18.2015

Space Requirements for Startups: Important Real Estate Issues Faced by an Emerging Company
Third Thursday Emerging Company Webinar Series
via WebEx, 09.18.2014

Third Thursday Emerging Company Webinars
Space Requirements for Start-Up Companies
WebEx, 07.21.2011

Memberships

President of the Board of Directors, NAIOP (2021), President Southern California Chapter (2020), Board of Directors (Commercial Real Estate Development Association) Southern California Chapter (2010-Present), Executive Committee, 2013 Programs and Education Chair and 2012 UCLA/USC Real Estate Challenge Chair
Board Member, Leasing Committee Chair, American College of Real Estate Lawyers

Chair, Leasing Committee, American College of Real Estate Lawyers

Member, Executive Committee, California Lawyers Association Real Property Law Section

Chair, Board of Directors of the Building Owners and Managers Association of Greater Los Angeles (2005-2006);
Board Member (1992-Present)

Program Chair, Practising Law Institute's Commercial Real Estate Financing: What Borrowers and Lenders Need to Know Now (2004-present)

Executive Committee, Real Property Section of the Los Angeles County Bar Association

Board Member, UCLA Finance and Investment Conference (2001-2006)

Board Member, USC Crocker Symposium on Law and Business (2003-present); Planning Committee Chair (2007)

Podcasts & Webinars

Foreclosure Litigation and Receivership: What it Entails and Looking Forward
09.22.2020

Practices

Private Wealth Services

Real Estate, Energy, Land Use & Environmental

Commercial Lending and Financial Transactions

Bankruptcy and Restructuring

Commercial Leasing

Distressed Real Estate Loan Workouts and Enforcement

Joint Ventures and Strategic Alliances

Real Estate Acquisitions and Dispositions

Real Estate Finance

Industries

Cannabis

Education

Food and Beverage

Healthcare

Hospitality

Multifamily Housing

Retail, Fashion & Beauty

Education

J.D., University of Southern California, 1986, *Order of the Coif*

M.B.A., University of Southern California, 1986, *with highest honors*

B.B.A., Loyola Marymount University, 1982, *summa cum laude*

Admissions

California