
Gregg A. Martin

Partner

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A trusted advisor for his clients, Gregg Martin has a long history of delivering favorable outcomes in and out of court that help his clients achieve their business, financial and personal goals.

He has tried scores of cases during his career, managed contentious litigation and won numerous jury/judge trials, arbitrations and appellate arguments. He also frequently represents clients in other forms of alternative dispute resolution, including mediation and informal settlement discussions.

Having built a reputation as an effective trial attorney and litigation strategist, Gregg represents clients engaged in a wide variety of business activities and he frequently represents owners, developers, property managers, brokers, contractors and others with respect to commercial retail, office and industrial real property assets (as well as residential income property owners and individual homeowners). Such representation frequently involves the buying and selling of real estate, contracts and leasing disputes, property disputes with adjacent owners and brokerage disputes.

In addition to such real estate disputes, Gregg frequently represents parties in other business related disputes, including disputes among ownership of a business (whether as members of an LLC, shareholders or partners) and corporate governance issues. Many of these matters involve fiduciary duty, management, trade secrets, contracts and purchase and sale disputes.

Outside of the office, Gregg is a member of the Board of Trustees for the Natural History Museum of Los Angeles County, where he has also chaired various committees, including the Museum's Board Affairs committee and Advancement committee. He has also been a member of the Museum's Executive Committee. He has also sat on other subcommittees related to education, research and collections, advancement, and public

Services

- Litigation
- Real Estate
- Real Estate Litigation
- General Commercial Litigation
- Retail & Hospitality

affairs. Gregg and his family also proudly support UCLA's Operation Mend which provides medical and psychological services to service members, veterans and their families.

Professional Affiliations

- Association of Business Trial Lawyers
- Los Angeles County Bar Association
- Beverly Hills Bar Association
 - Real Estate Executive Committee
- Real Estate and Construction Division, Jewish Federation of Los Angeles, Past Cabinet Member

Community and Charitable Organizations

- Trustee, *Natural History Museum of Los Angeles* (2010-Present)
- Buddy Family, *UCLA Operation Mend* (2009-Present)
- Member, *The Guardians of the Los Angeles Jewish Home*
- Past Board Member, *Aviva Family & Children Services*

Awards

- *Southern California Super Lawyers*, 2009-2026

Bar Admissions

- California, 1988

Court Admissions

- U.S. District Court, Central and Southern Districts of California, 1988

Education

- Loyola Law School (J.D., 1987)
 - Scott Moot Court National Team
- University of California, Los Angeles (B.A., 1984)
 - Economics
 - Philosophy

Real Estate Experience

- Secured a \$11.2 million settlement in a complex dispute among members of a limited liability company involving the management, control, and ultimate sale of a 14-story office building in Encino, California.
- Successfully represented a commercial tenant of an industrial property in a breach of lease lawsuit. The landlord sought \$10 million in damages but we settled the case for our client without any money owed to the landlord.

- Successful trial victory for the surviving spouse of a longtime real estate investor, in a high-stakes dispute involving two multimillion-dollar Bel Air properties. Following a six-day bench trial, the Court granted the defense's motion for judgment in full after plaintiffs rested their case. The plaintiffs had sought more than \$2.5 million in damages from the family trust that holds the properties. During the litigation, the defense team also successfully moved to expunge a *lis pendens* (a notice recorded to alert potential purchasers of a pending lawsuit) recorded against one of the properties and secured attorneys' fees for the client. The Court's decision brought a complete victory on the equitable claims and avoided the need for further proceedings.
- Successfully represented the buyers in a complex real estate dispute involving a multimillion-dollar condominium transaction in Santa Monica. The matter centered on the seller's refusal to close under the terms of a signed California Residential Purchase Agreement, leading to an arbitration proceeding to protect our clients' interests and enforce their contractual rights. Secured several significant procedural and discovery victories that strengthened the clients' position and helped drive the matter toward resolution. On the first day of the arbitration hearing, the seller agreed to settle the matter before proceedings formally began, and the parties finalized a settlement agreement that same day.
- Successfully obtained a writ of attachment and then summary adjudication of all tenant's defenses in commercial landlord-tenant dispute arising out of COVID-era health regulations.
- Obtained a court order directing the manager of a real estate LLC to distribute \$16 million to our clients and to replace the manager with a neutral receiver to complete the dissolution and wind up of the LLC. We succeeded in preventing the controlling owners from withholding our clients' rightful share of sale proceeds to extract concessions from our clients in the pending action alleging wrongful dissolution, breach of fiduciary duty and other claims against them.
- Obtained unanimous verdicts in 2+ week jury trial involving accusations of fraud, mismanagement, breach of fiduciary duty and breach of contract among members of a real estate joint venture. and successfully collected on clients' seven figure judgment for damages and attorney's fees.
- Successfully tried and defeated a breach of lease/exercise of option dispute filed by well-known restaurant chain against commercial landlord client while simultaneously obtaining judgment for possession, unpaid rent, property damage, fraud, and all attorney's fees and costs (which were all fully collected after defeating tenant's appeal).
- Settled, during trial, a dispute between limited partners and the general partners over terms of limited partnership agreement in a real estate development that included claims of mismanagement by the general partner.
- Successfully evicted Home Base after it invoked co-tenancy clause based on its own decision to "go dark" and then obtained seven figure settlement after initiating a breach of lease case and filing writ of attachment.
- Obtained summary judgment for current owner of commercial real estate against former owner declaring that current owner had acquired all property claims and proceeds from the foreclosing lender, thereby giving the current owner the right to recover funds and claims asserted by prior property owner in a pending legal action.
- Obtained summary judgment for an investor in a real estate partnership prohibiting another investor from seeking partition of several investment properties and recovered investor's attorney's fees and costs in settlement that followed.

Business Experience

- Obtained a unanimous multi-million dollar arbitration award from a three member arbitration panel (where two panel members were party appointed arbitrators) on behalf of a contract research organization (CRO) in a dispute with a pharmaceutical company over the conduct of a Phase III clinical trial (which award and attorney's fees and costs were collected in full)
- Successfully defended a nightclub owner against a personal injury claim arising from an altercation by a patron with an unidentified assailant outside the premises by obtaining a jury verdict in the nightclub owner's favor
- Prosecuted and obtained an order allowing the 50% owner of a corporation and affiliated LLC to pursue statutory buy-out of corporate and LLC interests in connection with an autobody repair business
- Prevailed at arbitration on behalf of an independent contractor seeking payment for services rendered
- Prevailed at arbitration in customer/dealer dispute involving suitability and churning in stock portfolio
- Obtained preliminary injunction on behalf of a well-known financial educator whose name and likeness was usurped by a sales and marketing vendor in contravention of the sales and marketing agreement
- Defeated preliminary injunction motion against a 50% shareholder in a business dispute with the other 50% shareholder plaintiff, while obtaining a preliminary injunction against the 50% shareholder plaintiff for usurping corporate opportunities and assets

Publications

June 13, 2025

California Supreme Court Affirms Alternative-Performance Cotenancy Clauses in Retail Leases

July 31, 2023

Do You Know About the Equitable Buyout Remedy for Fraud?

The Recorder

November 28, 2022

What do real estate companies and executives need to do to prepare for 2023 and the expected economic slowdown?

Greenberg Glusker Real Estate Group Client Alert