

2026

Propark

MOBILITY

SOUTHERN CALIFORNIA OVERVIEW



About Us

OUR MISSION

Propark Mobility recognizes the power of human connection. We believe that great service begins with a company culture that values employees for who they are, not just what they can do. This allows us to develop genuine relationships with our partners, clients, and communities.

OUR VISION

Our vision is to build transformational technologies, implement perfect solutions, and lead the way in the parking and mobility industry.

OUR STORY

Propark Mobility began in 1984 with a single 60-space parking lot in Hartford, Connecticut. Today, the company is a national leader with over 1,000 locations across 140+ cities.

Specializing in five-star customer service, innovative mobility solutions, and sustainable practices, Propark leverages cutting-edge technology to optimize operations and deliver exceptional parking experiences.

With an entrepreneurial approach and a steadfast commitment to its core values, Propark helps clients unlock greater profitability and efficiency in their parking assets. From local partnerships that support communities to strategic collaborations with leaders in hospitality, technology, and healthcare, Propark's dedication to employee success and social responsibility drives its position as a trusted national partner.



Propark Network



Airport Parking



Products & Services



Our Partners

MOBILITY & TECHNOLOGY CAMPUSES

Google

Meta

YouTube

WAYMO

ebay

KIRKLAND
URBAN

HOSPITALITY

Marriott
HOTELS • RESORTS • SUITES

Hilton

IHG
HOTELS & RESORTS

WESTIN
HOTELS & RESORTS

FOUR SEASONS

HYATT

HEALTHCARE

Yale
NewHaven
Health

CHA
Cambridge

Sutter Health

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center

Northwell
Health

Baylor Scott & White
HEALTH

UNIVERSITIES

Yale

JWU

OHIO STATE

Georgetown
University

Mount
Saint Mary's
University

COLUMBIA
UNIVERSITY

STADIUMS & EVENTS

Minute
Maids
Race

TOYOTA
CENTER

OAKLAND
ARENA

TD GARDEN

PayPal Park

Levi's
STADIUM

COMMERCIAL

BANK OF AMERICA

UBS

HUDSON
PACIFIC
PROPERTIES

EQUITY
RESIDENTIAL

CUSHMAN &
WAKEFIELD

Hines

MUNICIPALITIES

NEW YORK CITY
DOH

CRDA | Capital Region
Development Authority

MCCA
Metropolitan Council
Development Authority

Houstonfirst

NYC / EDC

380,000+ Spaces

29 States

250+ Cities

1000+ Locations

\$500M Assets Managed

as of January 2025

Prominent Cities:

Boston, New York City, Hartford, Washington DC,
Orlando, Cleveland, Columbus, Denver,
St. Louis, Houston, Salt Lake City, Los Angeles,
San Francisco, Portland

Segments Served

Airport

Propark's near-airport parking solutions leverage advanced technology, dynamic pricing, and personalized service to streamline travel and foster customer loyalty.

Class A Office

Propark enhances Class A office parking with tailored solutions that boost tenant satisfaction, maximize revenue, and streamline space usage.

Commercial

Combining proprietary technology with industry expertise, Propark customizes commercial parking systems to strengthen efficiency and boost customer satisfaction.

Healthcare

Propark's healthcare parking services deliver compassionate care, efficient shuttle solutions, and personalized assistance to improve patient experiences.

Hospitality

Propark elevates hospitality parking with expertly trained teams, delivering seamless guest experiences and customized solutions that drive revenue.

Mobility

Propark integrates sustainable transportation, parking management, and micromobility solutions to improve commuter experiences and reduce single-vehicle usage.

Residential

Propark's residential parking programs include valet services, License Plate Recognition, and tailored amenities to simplify and elevate daily living.

Stadium & Event

Propark optimizes event parking operations with advanced technology, traffic flow expertise, and flexible strategies for seamless coordination and customer service.

University

From premium shuttles to custom traffic plans, Propark provides scalable university parking services that maximize space and enhance campus transportation.

Our Team



Kevin Gordon
Executive Vice President



Joe Caputo
Senior Vice President



Honor Miele
Regional Vice President



Michael Arce
Regional Vice President
Business Development



Carla Martinez
Regional Manager



Sergio Amezcua
Area Manager



Balmore Catalan
Area Manager

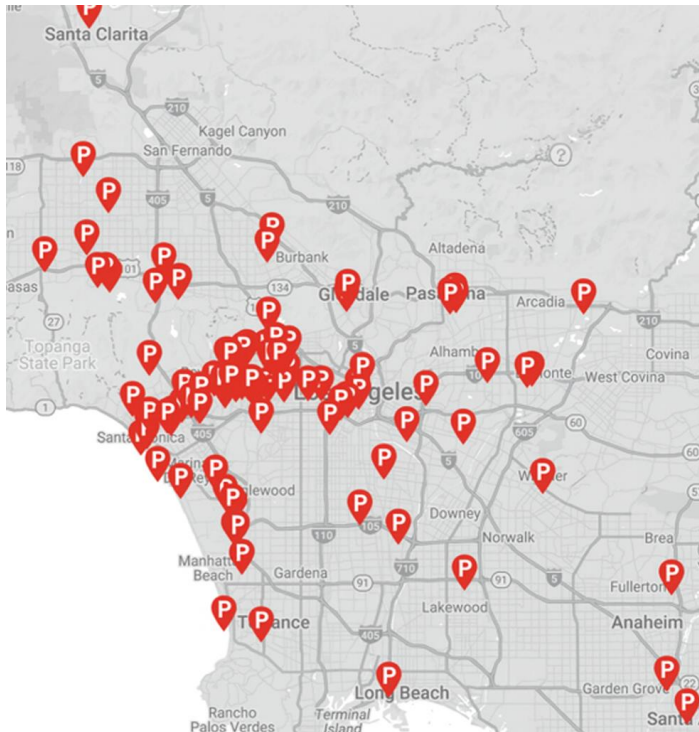


Rick Conti
Area Manager



Richard Salazar
Area Manager

Local Presence



Local Leadership:

- (1) Executive Vice President
- (1) Senior Vice President
- (3) Regional Vice Presidents
- (3) Regional Managers
- (8) Area Managers

Facts the Region:

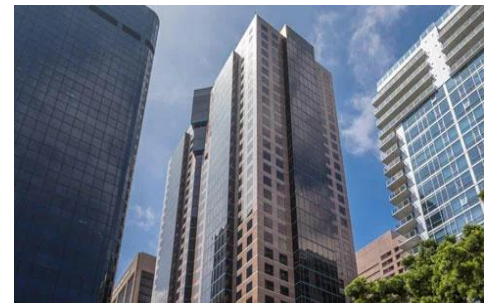
- 140+ locations
- 450+ local team members
- 19,000+ parking stalls



Sunset Tower



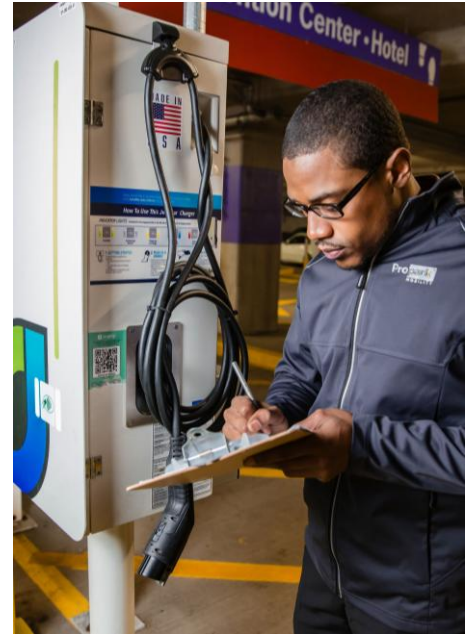
Mission Inn Hotel & Spa



Symphony Towers



Services Offered



Parking Management

Propark specializes in customized parking management solutions, combining cutting-edge technology, strategic marketing, and unparalleled service to optimize operations, improve customer satisfaction, and deliver consistent revenue growth for clients across diverse industries.

Valet

Propark combines operational expertise, five-star service, and comprehensive training from luxury hotel professionals to deliver valet solutions that elevate the customer experience and meet the unique needs of hotels, medical facilities, high-end residences, and more.

Mobility

Propark's comprehensive mobility solutions integrate shuttles, micromobility, and Transportation Demand Management to reduce congestion, advance sustainability, and improve transportation experiences for campuses, office properties, and other distinct operations.

Electrification

From site assessments and network management to tailored maintenance and technical support, Propark provides end-to-end electrification solutions that enable properties to meet the growing demand for EV charging while maximizing operational efficiency and sustainability.

Shuttles

From municipalities to office campuses, Propark's reliable shuttle services are tailored for diverse industries, offering fixed-route solutions and non-emergency transportation to ensure efficient, seamless commutes that enhance operations and improve user satisfaction.

Our Technology



Cloudpark Command

Cloudpark Command redefines parking management with 24/7 remote customer service and real-time analytics. By reducing payroll costs, enhancing revenue capture, and providing vital insights, it delivers unmatched operational efficiency and exceptional parking experiences.



Lightning Pay

Lightning Pay transforms parking with simple QR code payments, eliminating the need for kiosks or PARCS equipment. This zero-capital solution facilitates seamless transactions, supports customizable rates, and delivers real-time data to optimize operations and maximize revenue.



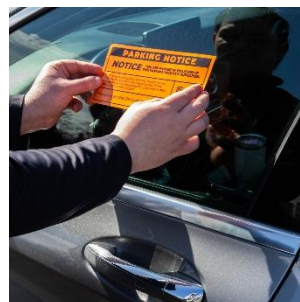
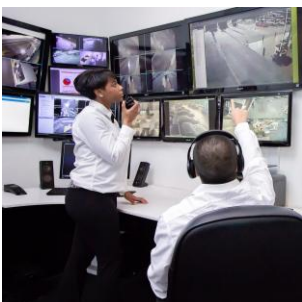
Enforcement Lite

Enforcement Lite ensures compliance and monetizes underutilized spaces with parker-friendly solutions like non-adhesive violation stickers and convenient digital payment options. Detailed violation and revenue reports enhance oversight, improving lot efficiency and boosting revenue capture.



Bolt 360

Bolt 360 offers touchless entry and payment, revolutionizing parking operations with QR code-powered access and License Plate Recognition (LPR). Parkers can scan a QR code or enjoy seamless entry and exit through automatic LPR, eliminating paper tickets, reducing wait times, and creating a faster, more convenient parking experience.



Technology

Cloudpark Command



Reduce operational expenses and enhance customer service with 24/7 remote management.



Decreased Payroll Expenses

Reduce monthly payroll expenses by up to 94% by replacing onsite staff with remote management.

Safeguarded Profits

Safeguard revenue with comprehensive slippage monitoring that proactively addresses concerns.

24/7 Customer Service

Enhance the customer experience with 24/7 access to customer service ambassadors.

Reporting & Analytics

Optimize operations with real-time visibility into occupancy, equipment status, and transactions.

Optimized Revenue

Boost revenue capture with customer rate integrity, charging parkers the right rate at the right time.

Seamless Integration

Seamlessly integrate with existing systems and all major PARCS equipment, launching operations in one day.

Technology

Lightning Pay



Simplify the parking experience through contactless payment technology without any capital expense.



Zero Capital Expense

Monetize your parking facility without traditional capital expenses through our QR-code technology.

Safeguarded Profits

Safeguard revenue with comprehensive slippage monitoring that proactively addresses concerns.

24/7 Customer Service

Enhance the customer experience with 24/7 access to customer service ambassadors.

Reporting & Analytics

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Seamless Integration

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Technology

Bolt360



The Future of Seamless Parking. Modernizing parking without the cost of replacement.



Why Bolt 360

- No upfront CAPEX
- Works with existing systems or standalone
- No recurring SaaS fees
- No long-term commitment
- Potential buyout of existing equipment/contracts to ease transition
- Reliable, redundant network
- Designed for high-traffic environments
- Accepts Apple Pay, Google Pay, Amazon Pay, and more

Bolt 360 – The Future Of Parking Is Here

Modernize Without the Headaches

Bolt 360 eliminates the inefficiencies of traditional parking systems—no more tickets, consumables, or costly downtime. Instead, operators gain a streamlined, digital-first platform designed for performance and reliability.

A Smarter Parking Solution

Built with flexibility in mind, Bolt 360 supports ticketless, LPR-enabled entry and exit, digital payments, and seamless integration with existing systems. With no SaaS fees or upfront capital required, it delivers immediate value without financial barriers.

Better Experience. Better Operations.

Drivers benefit from faster entry exit, mobile friendly payments without having to download an app, and a frictionless experience. Operators gain real-time visibility, improved reporting, and a single, accountable ecosystem that increases uptime and reduces operational complexity.

Technology

Enforcement Lite

ENFORCEMENT
LITE

Improving parking violation revenue collection via non-adhesive stickers with digital payment options.



App-Free, Friction-Free Resolution

Parkers resolve violations by scanning a QR code—no downloads, logins, or accounts required.

Revenue Recovery Without Conflict

Replace tows and boots with parker-friendly digital notices that protect your bottom line without escalating tension or damaging the experience.

Real-Time Visibility

Operators get centralized oversight with live dashboards, compliance trends, and violation history—empowering smarter decisions without added effort.

Zero Infrastructure Required

Enforcement Lite works with branded, non-adhesive stickers and mobile dashboards—no kiosks, meters, or cameras to install.

Supports Service-Focused Teams

By simplifying workflows and reducing confrontation, Enforcement Lite helps staff stay focused on service—not conflict or paperwork.

Scalable Across Sites

From a single lot to multi-site portfolios, Enforcement Lite scales effortlessly.

Company Culture

Pillars of Propark

Community

We cultivate supportive, impactful, and empowering relationships with individuals and organizations in our local communities to drive change.

Commitment

We root our partnerships in transparency, honesty, and collaboration to build trust, ensure mutual success, and create lasting impacts.

CARma

We collaborate with local initiatives and national nonprofits to support their missions of bringing resources to people in need.

Connection

We foster strong, personal relationships with our customers, clients, and team members to cultivate meaningful, collaborative opportunities.



A Culture of Good CARma

Propark believes in doing right by others and supporting our local communities. Through our philanthropic program, Good CARma, we support charitable and community outreach initiatives in our host cities nationwide.

Circle of Excellence

We honor four extraordinary team members through our monthly Circle of Excellence program. From coast to coast, we celebrate the outstanding accomplishments of our Rock Stars and Leaders of the Month.

Women of Propark

Our Women of Propark initiative is committed to promoting leadership, professional growth, and enrichment for all company employees through educational opportunities, networking, mentorship, and support.

Thank you!

**For more information, please
contact us:**

www.propark.com

