



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates Third Quarter, 2009 Sonoma County Breakdown by Type of Retail Location

	<u>Total GLA</u>	<u>Existing Vacancy</u>	<u>Vacancy %</u>	<u>Planned 1 Year</u>
<u>(1) Regional Mall</u>				
Wal-Mart Plaza - Rohnert Park	400,000	0	0.0%	0
Expressway Mall - Rohnert Park	1,000,000	55,000	5.5%	0
Coddington Mall - Santa Rosa	960,000	150,000	15.6%	0
Montgomery Village - Santa Rosa	300,000	10,000	3.3%	0
Santa Rosa Plaza - Santa Rosa	695,000	100,000	14.4%	0
Santa Rosa Town Center	172,320	30,000	17.4%	0
Santa Rosa Marketplace - Santa Rosa	565,000	13,000	2.3%	0
Shiloh Center/Windsor	297,000	17,487	5.9%	0
Sub Totals	4,389,320	375,487	8.6%	0
<u>(2) Neighborhood & Above Centers</u>				
Cloverdale	107,044	17,145	16.0%	16,793
Healdsburg	199,872	5,930	3.0%	15,000
Petaluma	1,591,673	227,598	14.3%	895,000
Rohnert Park/Cotati	924,335	126,071	13.6%	95,000
Santa Rosa	2,087,782	191,524	9.2%	339,700
Sebastopol	208,614	2,500	1.2%	0
Sonoma	317,353	8,800	2.8%	0
Windsor	690,209	45,023	6.5%	95,500
Sub Totals	6,126,882	624,591	10.2%	1,456,993
<u>(3) Other Retail Space</u>				
Healdsburg	374,400	26,483	7.1%	0
Petaluma	1,005,068	67,852	6.8%	0
Rohnert Park/Cotati	1,008,712	179,887	17.8%	0
Santa Rosa	3,103,527	275,065	8.9%	6,000
Sebastopol	383,990	10,800	2.8%	0
Sonoma	829,539	34,752	4.2%	0
Windsor	141,372	6,420	4.5%	0
Sub Totals	6,846,608	601,259	8.8%	6,000
<u>Totals of All Retail Categories</u>				
Cloverdale	107,044	17,145	16.0%	16,793
Healdsburg	574,272	32,413	5.6%	15,000
Petaluma	2,596,741	295,450	11.4%	895,000
Rohnert Park/Cotati	3,333,047	360,958	10.8%	95,000
Santa Rosa	7,883,629	769,589	9.8%	345,700
Sebastopol	592,604	13,300	2.2%	0
Sonoma	1,146,892	43,552	3.8%	0
Windsor	1,128,581	68,930	6.1%	95,500
GRAND TOTALS	17,362,810	1,601,337	9.2%	1,462,993

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