



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates Fourth 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 | 15,179 | 14.2% | 16,793 |
| Healdsburg | 199,872 | 5,930 | 3.0% | 15,000 |
| Petaluma | 1,591,673 | 223,096 | 14.0% | 895,000 |
| Rohnert Park/Cotati | 924,335 | 162,071 | 17.5% | 95,000 |
| Santa Rosa | 2,087,782 | 188,945 | 9.1% | 339,700 |
| Sebastopol | 208,614 | 2,500 | 1.2% | 0 |
| Sonoma | 317,353 | 8,800 | 2.8% | 0 |
| Windsor | 690,209 | 38,355 | 5.6% | 95,500 |
| Sub Totals | 6,126,882 | 644,876 | 10.5% | 1,456,993 |
| <u>(3) Other Retail Space</u> | | | | |
| Healdsburg | 374,400 | 26,483 | 7.1% | 0 |
| Petaluma | 1,002,251 | 67,040 | 6.7% | 0 |
| Rohnert Park/Cotati | 1,008,712 | 182,711 | 18.1% | 0 |
| Santa Rosa | 3,114,627 | 243,179 | 7.8% | 6,000 |
| Sebastopol | 383,990 | 10,800 | 2.8% | 0 |
| Sonoma | 829,589 | 41,447 | 5.0% | 0 |
| Windsor | 141,372 | 6,420 | 4.5% | 0 |
| Sub Totals | 6,854,941 | 578,080 | 8.4% | 6,000 |
| <u>Totals of All Retail Categories</u> | | | | |
| Cloverdale | 107,044 | 15,179 | 14.2% | 16,793 |
| Healdsburg | 574,272 | 32,413 | 5.6% | 15,000 |
| Petaluma | 2,593,924 | 290,136 | 11.2% | 895,000 |
| Rohnert Park/Cotati | 3,333,047 | 399,782 | 12.0% | 95,000 |
| Santa Rosa | 7,894,729 | 735,124 | 9.3% | 345,700 |
| Sebastopol | 592,604 | 13,300 | 2.2% | 0 |
| Sonoma | 1,146,942 | 50,247 | 4.4% | 0 |
| Windsor | 1,128,581 | 62,262 | 5.5% | 95,500 |
| GRAND TOTALS | 17,371,143 | 1,598,443 | 9.2% | 1,462,993 |

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