



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates First Quarter, 2010 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	0	0.0%	0
Shiloh Center/Windsor	297,000	17,487	5.9%	0
Sub Totals	4,389,320	362,487	8.3%	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	230,293	14.5%	895,000
Rohnert Park/Cotati	922,885	186,141	20.2%	95,000
Santa Rosa	2,087,782	184,461	8.8%	339,700
Sebastopol	208,614	2,500	1.2%	0
Sonoma	317,353	8,800	2.8%	0
Windsor	690,209	34,655	5.0%	95,500
Sub Totals	6,125,432	667,959	10.9%	1,456,993
<u>(3) Other Retail Space</u>				
Healdsburg	375,920	26,483	7.0%	0
Petaluma	1,020,149	104,224	10.2%	0
Rohnert Park/Cotati	992,348	116,124	11.7%	0
Santa Rosa	3,114,627	231,015	7.4%	6,000
Sebastopol	383,990	10,800	2.8%	0
Sonoma	829,589	38,840	4.7%	0
Windsor	141,372	6,420	4.5%	0
Sub Totals	6,857,995	533,906	7.8%	6,000
<u>Totals of All Retail Categories</u>				
Cloverdale	107,044	15,179	14.2%	16,793
Healdsburg	575,792	32,413	5.6%	15,000
Petaluma	2,611,822	334,517	12.8%	895,000
Rohnert Park/Cotati	3,315,233	357,265	10.8%	95,000
Santa Rosa	7,894,729	705,476	8.9%	345,700
Sebastopol	592,604	13,300	2.2%	0
Sonoma	1,146,942	47,640	4.2%	0
Windsor	1,128,581	58,562	5.2%	95,500
GRAND TOTALS	17,372,747	1,564,352	9.0%	1,462,993

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