



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates 3rd Quarter, 2011 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 | 24,000 | 2.4% | 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 | 55,000 | 7.9% | 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 | 14,000 | 4.7% | 0 |
| Sub Totals | 4,389,320 | 283,000 | 6.4% | 0 |
| <u>(2) Neighborhood & Above Centers</u> | | | | |
| Cloverdale | 107,044 | 12,539 | 11.7% | 900 |
| Healdsburg | 216,184 | 6,000 | 2.8% | 15,000 |
| Petaluma | 1,591,673 | 153,128 | 9.6% | 732,000 |
| Rohnert Park/Cotati | 934,285 | 187,852 | 20.1% | 145,000 |
| Santa Rosa | 2,115,782 | 131,611 | 6.2% | 345,700 |
| Sebastopol | 208,614 | 1,000 | 0.5% | 0 |
| Sonoma | 317,353 | 2,800 | 0.9% | 0 |
| Windsor | 690,209 | 41,300 | 6.0% | 30,500 |
| Sub Totals | 6,181,144 | 536,230 | 8.7% | 1,269,100 |
| <u>(3) Other Retail Space</u> | | | | |
| Healdsburg | 375,920 | 26,483 | 7.0% | 0 |
| Petaluma | 1,033,784 | 49,960 | 4.8% | 0 |
| Rohnert Park/Cotati | 1,019,770 | 119,789 | 11.7% | 0 |
| Santa Rosa | 3,097,115 | 201,856 | 6.5% | 8,400 |
| Sebastopol | 383,990 | 10,800 | 2.8% | 0 |
| Sonoma | 829,589 | 8,720 | 1.1% | 0 |
| Windsor | 146,412 | 8,000 | 5.5% | 0 |
| Sub Totals | 6,886,580 | 425,608 | 6.2% | 8,400 |
| <u>Totals of All Retail Categories</u> | | | | |
| Cloverdale | 107,044 | 12,539 | 11.7% | 900 |
| Healdsburg | 592,104 | 32,483 | 5.5% | 15,000 |
| Petaluma | 2,625,457 | 203,088 | 7.7% | 732,000 |
| Rohnert Park/Cotati | 3,354,055 | 331,641 | 9.9% | 145,000 |
| Santa Rosa | 7,905,217 | 578,467 | 7.3% | 354,100 |
| Sebastopol | 592,604 | 11,800 | 2.0% | 0 |
| Sonoma | 1,146,942 | 11,520 | 1.0% | 0 |
| Windsor | 1,133,621 | 63,300 | 5.6% | 30,500 |
| GRAND TOTALS | 17,457,044 | 1,244,838 | 7.1% | 1,277,500 |

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