



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates 4th 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	55,885	32.4%	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	308,885	7.0%	0
<u>(2) Neighborhood & Above Centers</u>				
Cloverdale	107,044	14,539	13.6%	900
Healdsburg	216,184	6,000	2.8%	15,000
Petaluma	1,591,673	71,464	4.5%	732,000
Rohnert Park/Cotati	934,285	187,442	20.1%	145,000
Santa Rosa	2,115,782	125,038	5.9%	341,000
Sebastopol	208,614	1,000	0.5%	0
Sonoma	317,353	4,300	1.4%	0
Windsor	690,209	10,000	1.4%	30,500
Sub Totals	6,181,144	419,783	6.8%	1,264,400
<u>(3) Other Retail Space</u>				
Healdsburg	375,920	26,483	7.0%	0
Petaluma	1,045,584	49,450	4.7%	0
Rohnert Park/Cotati	1,019,770	119,789	11.7%	0
Santa Rosa	3,097,115	196,281	6.3%	6,000
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	6,898,380	419,523	6.1%	6,000
<u>Totals of All Retail Categories</u>				
Cloverdale	107,044	14,539	13.6%	900
Healdsburg	592,104	32,483	5.5%	15,000
Petaluma	2,637,257	120,914	4.6%	732,000
Rohnert Park/Cotati	3,354,055	331,231	9.9%	145,000
Santa Rosa	7,905,217	592,204	7.5%	347,000
Sebastopol	592,604	11,800	2.0%	0
Sonoma	1,146,942	13,020	1.1%	0
Windsor	1,133,621	32,000	2.8%	30,500
GRAND TOTALS	17,468,844	1,148,191	6.6%	1,270,400

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