



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates 1st Quarter, 2013 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	32,500	3.3%	0
Coddington Mall - Santa Rosa	960,000	0	0.0%	0
Montgomery Village - Santa Rosa	300,000	3,000	1.0%	0
Santa Rosa Plaza - Santa Rosa	695,000	55,000	7.9%	0
Santa Rosa Town Center	172,320	0	0.0%	0
Santa Rosa Marketplace - Santa Rosa	565,000	0	0.0%	0
Shiloh Center/Windsor	297,000	13,000	4.4%	0
Sub Totals	4,389,320	103,500	2.4%	0
<u>(2) Neighborhood & Above Centers</u>				
Cloverdale	107,044	9,445	8.8%	900
Healdsburg	216,184	3,000	1.4%	15,000
Petaluma	1,591,673	120,657	7.6%	741,345
Rohnert Park/Cotati	954,599	123,416	12.9%	145,000
Santa Rosa	2,115,782	110,714	5.2%	287,000
Sebastopol	208,614	1,000	0.5%	0
Sonoma	317,353	6,835	2.2%	0
Windsor	690,209	56,000	8.1%	30,500
Sub Totals	6,201,458	431,067	7.0%	1,219,745
<u>(3) Other Retail Space</u>				
Healdsburg	375,920	26,483	7.0%	0
Petaluma	1,161,736	35,760	3.1%	0
Rohnert Park/Cotati	1,021,506	132,483	13.0%	13,659
Santa Rosa	3,081,275	156,386	5.1%	6,000
Sebastopol	383,990	8,640	2.3%	0
Sonoma	829,589	10,470	1.3%	0
Windsor	491,412	14,639	3.0%	0
Sub Totals	7,345,428	384,861	5.2%	19,659
<u>Totals of All Retail Categories</u>				
Cloverdale	107,044	9,445	8.8%	900
Healdsburg	592,104	29,483	5.0%	15,000
Petaluma	2,753,409	156,417	5.7%	741,345
Rohnert Park/Cotati	3,376,105	288,399	8.5%	158,659
Santa Rosa	7,889,377	325,100	4.1%	293,000
Sebastopol	592,604	9,640	1.6%	0
Sonoma	1,146,942	17,305	1.5%	0
Windsor	1,478,621	83,639	5.7%	30,500
GRAND TOTALS	17,936,206	919,428	5.1%	1,239,404

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