



KEEGAN & COPPIN COMPANY, INC.

Total Existing Retail Vacancy Estimates First Quarter, 2008 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	5,000	0.5%	0
Montgomery Village - Santa Rosa	300,000	10,000	3.3%	0
Santa Rosa Plaza - Santa Rosa	695,000	0	0.0%	0
Santa Rosa Town Center	172,320	0	0.0%	0
Santa Rosa Marketplace - Santa Rosa	565,000	0	0.0%	0
Shiloh Center	289,000	6,000	2.1%	8,000
Sub Totals	4,381,320	76,000	1.7%	8,000
<u>(2) Neighborhood & Above Centers</u>				
Cloverdale	90,000	3,000	3.3%	0
Healdsburg	199,872	2,930	1.5%	15,000
Petaluma	1,481,841	17,777	1.2%	895,000
Rohnert Park/Cotati	952,590	54,005	5.7%	110,000
Santa Rosa	2,062,982	30,473	1.5%	335,000
Sebastopol	208,614	4,500	2.2%	0
Sonoma	300,353	11,410	3.8%	0
Windsor	585,500	6,850	1.2%	38,500
Sub Totals	5,881,752	130,945	2.2%	1,393,500
<u>(3) Other Retail Space</u>				
Healdsburg	372,832	24,915	6.7%	0
Petaluma	968,510	31,437	3.2%	0
Rohnert Park/Cotati	996,802	207,879	20.9%	50,000
Santa Rosa	3,075,880	179,492	5.8%	6,000
Sebastopol	383,990	10,800	2.8%	0
Sonoma	658,317	2,210	0.3%	0
Windsor	134,127	950	0.7%	0
Sub Totals	6,590,458	457,683	6.9%	56,000
<u>Totals of All Retail Categories</u>				
Cloverdale	90,000	3,000	3.3%	0
Healdsburg	572,704	27,845	4.9%	15,000
Petaluma	2,450,351	49,214	2.0%	895,000
Rohnert Park/Cotati	3,349,392	316,884	9.5%	160,000
Santa Rosa	7,831,182	224,965	2.9%	341,000
Sebastopol	592,604	15,300	2.6%	0
Sonoma	958,670	13,620	1.4%	0
Windsor	1,008,627	13,800	1.4%	46,500
GRAND TOTALS	16,853,530	664,628	3.9%	1,457,500

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