



# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## TOTAL EXISTING RETAIL VACANCY ESTIMATES

Second 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>
<b><u>(1) Regional Mall</u></b>				
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	1,500	0.3%	0
Shiloh Center/Windsor	289,000	6,000	2.1%	8,000
<b>Sub Totals</b>	<b>4,381,320</b>	<b>77,500</b>	<b>1.8%</b>	<b>8,000</b>

<b><u>(2) Neighborhood &amp; Above Centers</u></b>				
Cloverdale	100,900	8,310	8.2%	0
Healdsburg	199,872	5,930	3.0%	15,000
Petaluma	1,481,841	15,949	1.1%	895,000
Rohnert Park/Cotati	952,590	54,005	5.7%	110,000
Santa Rosa	2,075,795	46,279	2.2%	335,000
Sebastopol	208,614	4,500	2.2%	0
Sonoma	317,353	11,410	3.6%	0
Windsor	585,500	6,850	1.2%	38,500
<b>Sub Totals</b>	<b>5,922,465</b>	<b>153,233</b>	<b>2.6%</b>	<b>1,393,500</b>

<b><u>(3) Other Retail Space</u></b>				
Healdsburg	372,832	24,915	6.7%	0
Petaluma	982,160	62,140	6.3%	0
Rohnert Park/Cotati	1,046,802	164,079	15.7%	50,000
Santa Rosa	3,097,682	205,797	6.6%	6,000
Sebastopol	383,990	12,300	3.2%	0
Sonoma	658,317	2,210	0.3%	0
Windsor	145,027	7,460	5.1%	0
<b>Sub Totals</b>	<b>6,686,810</b>	<b>478,901</b>	<b>7.2%</b>	<b>56,000</b>

<b><u>Totals of All Retail Categories</u></b>				
Cloverdale	100,900	8,310	8.2%	0
Healdsburg	572,704	30,845	5.4%	15,000
Petaluma	2,464,001	78,089	3.2%	895,000
Rohnert Park/Cotati	3,399,392	273,084	8.0%	160,000
Santa Rosa	7,865,797	268,576	3.4%	341,000
Sebastopol	592,604	16,800	2.8%	0
Sonoma	975,670	13,620	1.4%	0
Windsor	1,019,527	20,310	2.0%	46,500
<b>GRAND TOTALS</b>	<b>16,990,595</b>	<b>709,634</b>	<b>4.2%</b>	<b>1,457,500</b>

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