



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Retail Vacancy Estimates 2nd Quarter 2018 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 | 350,000 | 44,500 | 12.7% | 0 |
| Expressway Mall - Rohnert Park | 1,000,000 | 10,400 | 1.0% | 0 |
| Coddington Mall - Santa Rosa | 960,000 | 5,300 | 0.6% | 0 |
| Montgomery Village - Santa Rosa | 300,000 | 0 | 0.0% | 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 | 2,000 | 0.7% | 0 |
| Sub Totals | 4,339,320 | 117,200 | 2.7% | 0 |
| <u>(2) Neighborhood & Above Centers</u> | | | | |
| Cloverdale | 107,044 | 6,558 | 6.1% | 900 |
| Healdsburg | 218,234 | 3,500 | 1.6% | 15,000 |
| Petaluma | 2,196,399 | 90,523 | 4.1% | 9,345 |
| Rohnert Park/Cotati | 914,571 | 102,594 | 11.2% | 145,000 |
| Santa Rosa | 2,169,679 | 100,352 | 4.6% | 280,000 |
| Sebastopol | 216,976 | 2,356 | 1.1% | 0 |
| Sonoma | 317,353 | 5,100 | 1.6% | 0 |
| Windsor | 712,869 | 28,564 | 4.0% | 30,500 |
| Sub Totals | 6,853,125 | 339,547 | 5.0% | 480,745 |
| <u>(3) Other Retail Space</u> | | | | |
| Healdsburg | 377,080 | 35,383 | 9.4% | 0 |
| Petaluma | 1,108,155 | 62,346 | 5.6% | 0 |
| Rohnert Park/Cotati | 1,023,707 | 52,387 | 5.1% | 0 |
| Santa Rosa | 3,162,339 | 49,016 | 1.5% | 0 |
| Sebastopol | 396,990 | 26,640 | 6.7% | 0 |
| Sonoma | 830,189 | 7,000 | 0.8% | 0 |
| Windsor | 491,412 | 0 | 0.0% | 0 |
| Sub Totals | 7,389,872 | 232,772 | 3.1% | 0 |
| <u>Totals of All Retail Categories</u> | | | | |
| Cloverdale | 107,044 | 6,558 | 6.1% | 900 |
| Healdsburg | 595,314 | 38,883 | 6.5% | 15,000 |
| Petaluma | 3,304,554 | 152,869 | 4.6% | 9,345 |
| Rohnert Park/Cotati | 3,288,278 | 209,881 | 6.4% | 145,000 |
| Santa Rosa | 8,024,338 | 209,668 | 2.6% | 280,000 |
| Sebastopol | 613,966 | 28,996 | 4.7% | 0 |
| Sonoma | 1,147,542 | 12,100 | 1.1% | 0 |
| Windsor | 1,501,281 | 30,564 | 2.0% | 30,500 |
| GRAND TOTALS | 18,582,317 | 689,519 | 3.7% | 480,745 |

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