



KEEGAN & COPPIN COMPANY, INC.

Total Existing Retail Vacancy Estimates 1st Quarter 2020 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	12,000	1.2%	0
Coddington Mall - Santa Rosa	960,000	8,284	0.9%	0
Montgomery Village - Santa Rosa	300,000	0	0.0%	0
Santa Rosa Plaza - Santa Rosa	695,000	130,000	18.7%	0
Santa Rosa Town Center	172,320	6,500	3.8%	0
Santa Rosa Marketplace - Santa Rosa	565,000	1,400	0.2%	0
Shiloh Center/Windsor	297,000	2,000	0.7%	0
Sub Totals	4,339,320	204,684	4.7%	0
<u>(2) Neighborhood & Above Centers</u>				
Cloverdale	107,044	6,558	6.1%	900
Healdsburg	218,234	0	0.0%	15,000
Petaluma	2,196,399	83,913	3.8%	9,345
Rohnert Park/Cotati	914,571	91,425	10.0%	145,000
Santa Rosa	2,183,549	112,454	5.2%	210,000
Sebastopol	216,976	28,634	13.2%	0
Sonoma	317,353	5,100	1.6%	0
Windsor	712,869	24,014	3.4%	30,500
Sub Totals	6,866,995	352,098	5.1%	410,745
<u>(3) Other Retail Space</u>				
Healdsburg	377,080	35,383	9.4%	0
Petaluma	1,133,010	53,681	4.7%	0
Rohnert Park/Cotati	1,023,707	90,824	8.9%	0
Santa Rosa	3,077,780	141,512	4.6%	0
Sebastopol	416,190	28,565	6.9%	0
Sonoma	830,189	7,000	0.8%	0
Windsor	493,112	3,033	0.6%	0
Sub Totals	7,351,068	359,998	4.9%	0
<u>Totals of All Retail Categories</u>				
Cloverdale	107,044	6,558	6.1%	900
Healdsburg	595,314	35,383	5.9%	15,000
Petaluma	3,329,409	137,594	4.1%	9,345
Rohnert Park/Cotati	3,288,278	238,749	7.3%	145,000
Santa Rosa	7,953,649	400,150	5.0%	210,000
Sebastopol	633,166	57,199	9.0%	0
Sonoma	1,147,542	12,100	1.1%	0
Windsor	1,502,981	29,047	1.9%	30,500
GRAND TOTALS	18,557,383	916,780	4.9%	410,745