



# Our Portfolio 2024



**ACADIA**  
REALTY TRUST



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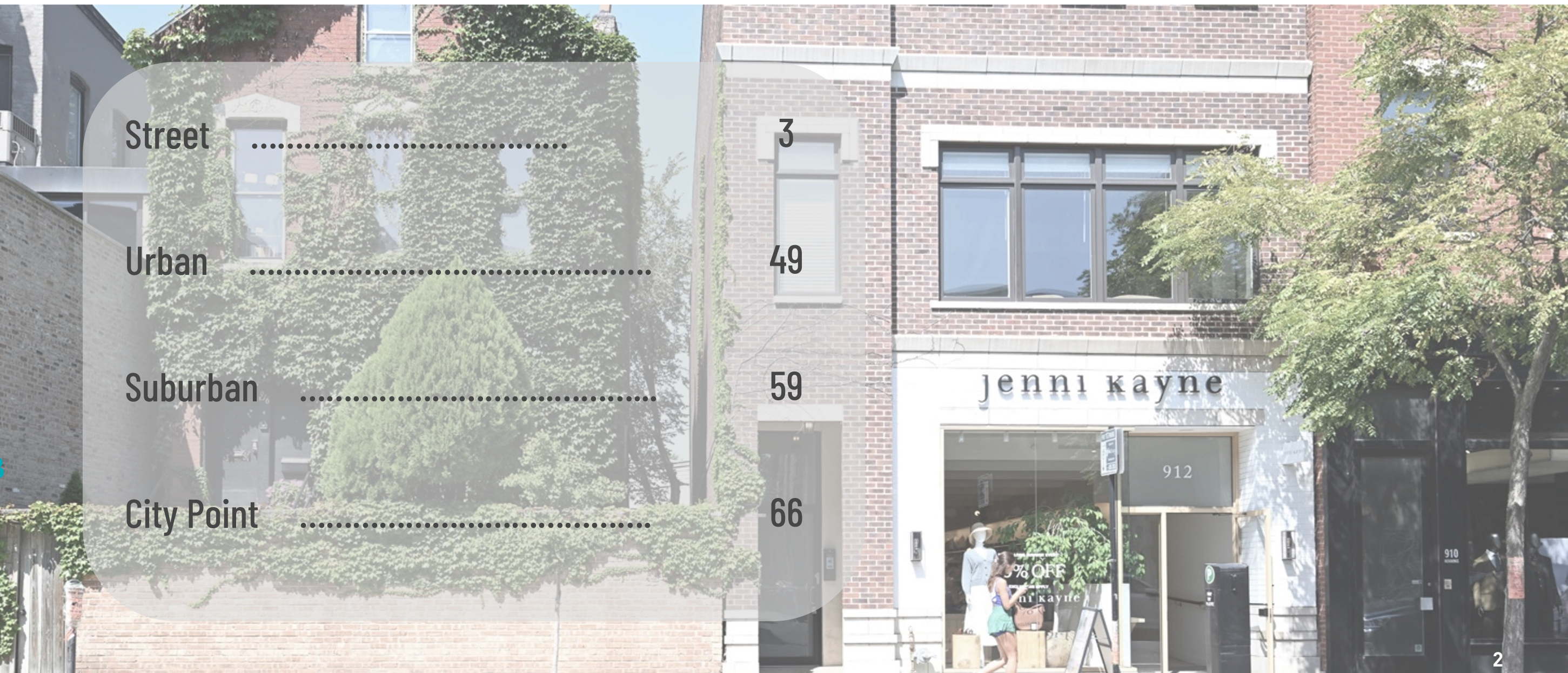
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# STREET PORTFOLIO





**SOHO**

NEW YORK CITY, NY



CLUB MONACO

83



PULL

CLUB MONACO

Now  
open!

83 Spring Street  
SoHo, NY



# SOHO

NEW YORK CITY, NY

<p>BROOME ST. BAR UP LIFT TATTOO ZAZEN BEAR GOURMET GARAGE GOURMET GARAGE ECLECTIQUES FRED PERRY</p> <p>SANCTUARY T BROOKLYN DIAMOND WHAT GOES AROUND COMES AROUND SERAPHINE JENNA PERRY KRISTEN FARRELL OUTERNOON THE DRAWING CENTER GOURMET GARAGE</p> <p>LSVTT GUEST LOVER LACE EYEGLASSES</p>	<p>BADICHI MARIE BELLE ANNA SUI SELIMA OPTIQUE</p> <p>Face People WALTER DE MARIE SOHO GEM GUCCI CÉLINE SIMONE ROCCA MOSCHINO THE SHADE STORE JOYBIRD NEUHAUS JAY KOS CROCKET &amp; JONES Grand Seiko BARBO KENDRA SCOTT TRVDON</p> <p>GROUND SUPPORT CAFE EILEEN FISHER REISS REISS MOSCHINO THE SHADE STORE JOYBIRD NEUHAUS JAY KOS CROCKET &amp; JONES Grand Seiko BARBO KENDRA SCOTT TRVDON</p>	<p>● sunglass hut TOP DRAWER mère-grand APM MONACO MONICA VIVAGER PIOMBO VARDA GERARD DOREL JACQUEMUS</p> <p>ANTIDOTE BRAVISSIMO FRANKLIN BOWEN CALIERIES SCAVOLINI ANTIDOTE MORSI CHASE CONTEMPORARY CONTEMPORARY THUVA MARBERKO THUVA</p> <p>ANTHAMICA WOOLRICH TED BAKER WEST COAST MOOD DANIEL HECHT MANUELA McNALLY JACKSON MANUELA</p>	<p>THINK PINK NAIL &amp; SPA EVER/BODY HAUSTEAD REAL ESTATE LIP LAB MARC JACOBS UNVGI FAHERTY</p>
<p>HIVE &amp; COLONY RON DORF ISABEL MARANT</p> <p>FORMAT HF STAUD STONE ISLAND ZIMMERMANN</p> <p>A.L.C. FRAME theory STAUD STONE ISLAND ZIMMERMANN</p>	<p>MACKAGE ARMANI LONGCHAMP swatch MOLTON BROWN KENDRA SCOTT</p> <p>cult gaia TOMORROWLAND MOUSSY BRONX AND BANCO EDEN FINE ART</p> <p>The RealReal ANINE BING LOEWE KENDRA SCOTT</p>	<p>CHANEL VALENTINO BURBERRY COS ETRO</p> <p>CHANEL VALENTINO BURBERRY COS ETRO</p> <p>CHANEL VALENTINO BURBERRY COS ETRO</p>	<p>MaxMara PENHALIGON'S ba&amp;sh SANDRO FARM RIO RALPH LAUREN</p> <p>WARBY PARKER HAUSER &amp; WIRTH CROWN BRILLIANCE JOHN HARDY SLOWEAR DAVID YURMAN</p>
<p>SAVOIR GANDI-BLASCO ARTINAIDE FLOU OASIQ</p> <p>SAVOIR GANDI-BLASCO ARTINAIDE FLOU OASIQ</p> <p>SAVOIR GANDI-BLASCO ARTINAIDE FLOU OASIQ</p>	<p>GOLDEN GOOSE PARAJUMPERS JILLSTUART MORGAN LE FAY OCHRE ARIAS HENRIK VIBSKOV kate spade</p> <p>Reformation WATCHES SWATCHES ORIGINAL BTC</p> <p>VERONICA BEARD AMIRI patagonia palm Angels interior design ALEX MILL THE DEN HOLDEN</p>	<p>● B&amp;B BANG &amp; OLUFSEN PHILLIP PLEIN adidas CHANEL ATELIER Me+Em GIVENCHY Y-3 ME+EM GIVENCHY Y-3 ME+EM</p> <p>DIETSEL BIRKENSTOCK STUART WEITZMAN MAJE vuori</p> <p>DIETSEL BIRKENSTOCK STUART WEITZMAN MAJE vuori</p>	<p>Apple FALCERONI MONCLER RITONOMA SARTIANO'S</p> <p>ALAI A ESPIRIT HOTEL THE MERCER SARTIANO'S</p>
<p>JAMES PERSE BIBLIOTHEQUE DANYS DISPENSERY Tj-maxx sloomoo KEETSA think</p> <p>JAMES PERSE BIBLIOTHEQUE DANYS DISPENSERY Tj-maxx sloomoo KEETSA think</p> <p>JAMES PERSE BIBLIOTHEQUE DANYS DISPENSERY Tj-maxx sloomoo KEETSA think</p>	<p>IRO 3NY BADICHI dolce vita</p> <p>IRO 3NY BADICHI dolce vita</p> <p>IRO 3NY BADICHI dolce vita</p>	<p>ALDO YOGA CHASE BRANDY MELVILLE TUMI ZARA PRCSUN WINDSOR Levi's</p> <p>ALDO YOGA CHASE BRANDY MELVILLE TUMI ZARA PRCSUN WINDSOR Levi's</p> <p>ALDO YOGA CHASE BRANDY MELVILLE TUMI ZARA PRCSUN WINDSOR Levi's</p>	<p>Ferrari OMEGA MANGO MANGO MANGO</p> <p>Ferrari OMEGA MANGO MANGO MANGO</p> <p>Ferrari OMEGA MANGO MANGO MANGO</p>
<p>Madswell J.P. NEW MENS SHOP NICHOLAS K HARNEY &amp; SONS THE BROOME LE YORK SOHO SPA citibank INC OUTLET</p> <p>Madswell J.P. NEW MENS SHOP NICHOLAS K HARNEY &amp; SONS THE BROOME LE YORK SOHO SPA citibank INC OUTLET</p> <p>Madswell J.P. NEW MENS SHOP NICHOLAS K HARNEY &amp; SONS THE BROOME LE YORK SOHO SPA citibank INC OUTLET</p>	<p>ARITZIA bloomrings MELISSA STEVE MAADDEN GREATS MODCLOTH</p> <p>ARITZIA bloomrings MELISSA STEVE MAADDEN GREATS MODCLOTH</p> <p>ARITZIA bloomrings MELISSA STEVE MAADDEN GREATS MODCLOTH</p>	<p>SNELCHERS CLUB MONACO MoMA STORE</p> <p>SNELCHERS CLUB MONACO MoMA STORE</p> <p>SNELCHERS CLUB MONACO MoMA STORE</p>	<p>ARCTERYX FOREVER 21 APL BOSS IQUINOX</p> <p>ARCTERYX FOREVER 21 APL BOSS IQUINOX</p> <p>ARCTERYX FOREVER 21 APL BOSS IQUINOX</p>



SEPHORA  
STUDIO

SEPHORA STUDIO

# WILLIAMSBURG

Brooklyn, NY

CORCORAN





WILLIAMSBURG  
Brooklyn, NY







**GREENWICH,**

Connecticut



# GREENWICH CONNECTICUT



Acadia-owned assets



Leased



Available

# WESTPORT

Connecticut







WILLIAMS  
SONOMA  
RESTAURANT

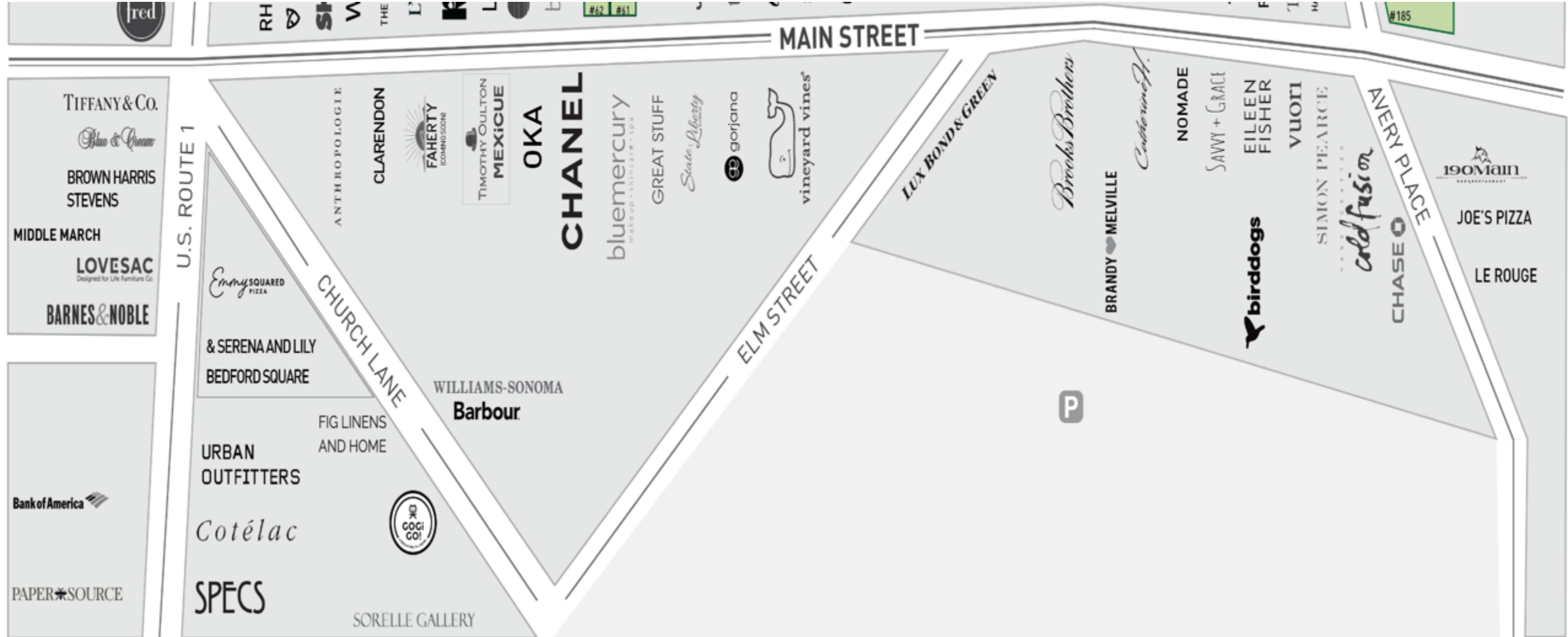
SUMMER  
JOOS  
W/ SPRING  
DAYS

ASK US ABOUT  
FRANK

WE ARE OPEN  
WALK-IN  
CALL 855

White shirts hanging on a rack

# WESTPORT, CONNECTICUT



## ACADIA-OWNED ASSETS

- LEASED
- AVAILABLE
- ACADIA DEVELOPED ASSET



# GEORGETOWN

Washington, D.C.





**M STREET**  
**Georgetown, Washington, D.C.**



# RECENT TENANT UPGRADES

**Before**



M Street, Washington, D.C.  
Georgetown



**After**

# GEORGETOWN

WASHINGTON, D.C.





# ARMITAGE

Chicago, IL







W. WILSON ST.

*Kiehl's*  
SINCE 1851

PAPER SOURCE  
EAGG  
*Ba*  
SHO

907 W ARMTIAGE AVE  
Chicago, IL



# ARMITAGE CHICAGO, IL



7 Eleven  
Chicago Bagel Authority  
**Mugsy**  
Dry Cleaner  
Clare V.

ART OF PURE  
The Second Child  
Kincades Bar  
TACO BELL  
Sheffield El Station  
Art Effect

## N. BISSELL ST

Peruvian Connection  
Chicago Bar Shop  
**PAPER+SOURCE**  
THE BLK TUX  
Old Town School of Folk Music  
Kiehl's  
gorjana  
MAISON PARISIENNE FRENCH CAFE

UpWest  
Nail Salon  
THE TIE BAR  
**JENNI KAYNE**  
Indochino  
Village Cobbler  
Dreamdry  
Jeni's Ice Cream  
Foxtrot

## N. FREMONT ST

Aesop  
**SERENA & LILY**  
WARBY PARKER  
marine layer  
**BONOBOS**  
albirds  
AVAILABLE  
**PARACHUTE**  
Interior Define

W ARMITAGE AVE

La COLOMBE  
BUCK MASON  
benefit  
MURRAY  
ROTHY'S  
State & Liberty  
TRUE CLASSIC  
CLOTHES GREENS

## N. DAYTON ST

All She Wrote  
**LIVELY**  
**FAHERTY**  
TODD SNYDER  
OLD NATIONAL BANK

revolve  
Summer Thornton Design  
Lori's Shoes  
Charlie Trotters  
Topdrawer  
**SEE**  
The Store  
7 Eleven  
BLUE DOOR  
Helen Ficalora Beaumont Bar  
CAFE DE BAR  
azil boutique  
ROCK N RAGS  
wovivica + andy  
LEFT ON THREAD  
**pure barre**

## W. DICKENS AVE

Jaroun Krung  
Specialized Bike Shop  
**BLUEBERRY MOON**  
AVEDA  
Aroma Workshop  
John's Food & Wine  
**CENTRE**  
SECRET  
CALVIN KLEIN  
Nail Spa  
Pilates ProWorks  
The Sinless Tan  
**PYAR & CO.**  
Dynamic Liquors  
Oasis Facetba  
Medi  
APOTHECO PHARMACY  
The Kismet Table  
Heartbreak  
Beautiful Rugs  
Liquor Expo  
Glascoats Tavern

## W. WEBSTER AVE

**STARBUCKS**  
Halsted Street Dental  
Illinois Skin Center  
**CLUB MONACO**  
bluemercury

## N HALSTED ST

Shiloh  
Soul Prime  
Jarring NYC  
Schlitz Bar

bank  
Residences

eDrop-off Luxury Consignment  
Elementary School

Midi North Animal Hospital  
Studios Fuse:  
- Spring Fitness  
- Yoga Space  
- Kick B 55 Fitness  
- Hand 5 Fitness

### ACADIA-OWNED ASSETS

LEASED AVAILABLE

# RUSH-WALTON

Chicago, IL





RUSH-WALTON  
Chicago, IL





# RECENT TENANT UPGRADES

Before



After

# RUSH- WALTON

CHICAGO, IL



ACADIA-OWNED ASSETS

LEASED AVAILABLE



# CLARK & DIVERSEY

Chicago, IL



W DIVERSEY PKWY APPROX. 20K PEDS / DAY



ACADIA-OWNED ASSETS

- AVAILABLE
- LEASED



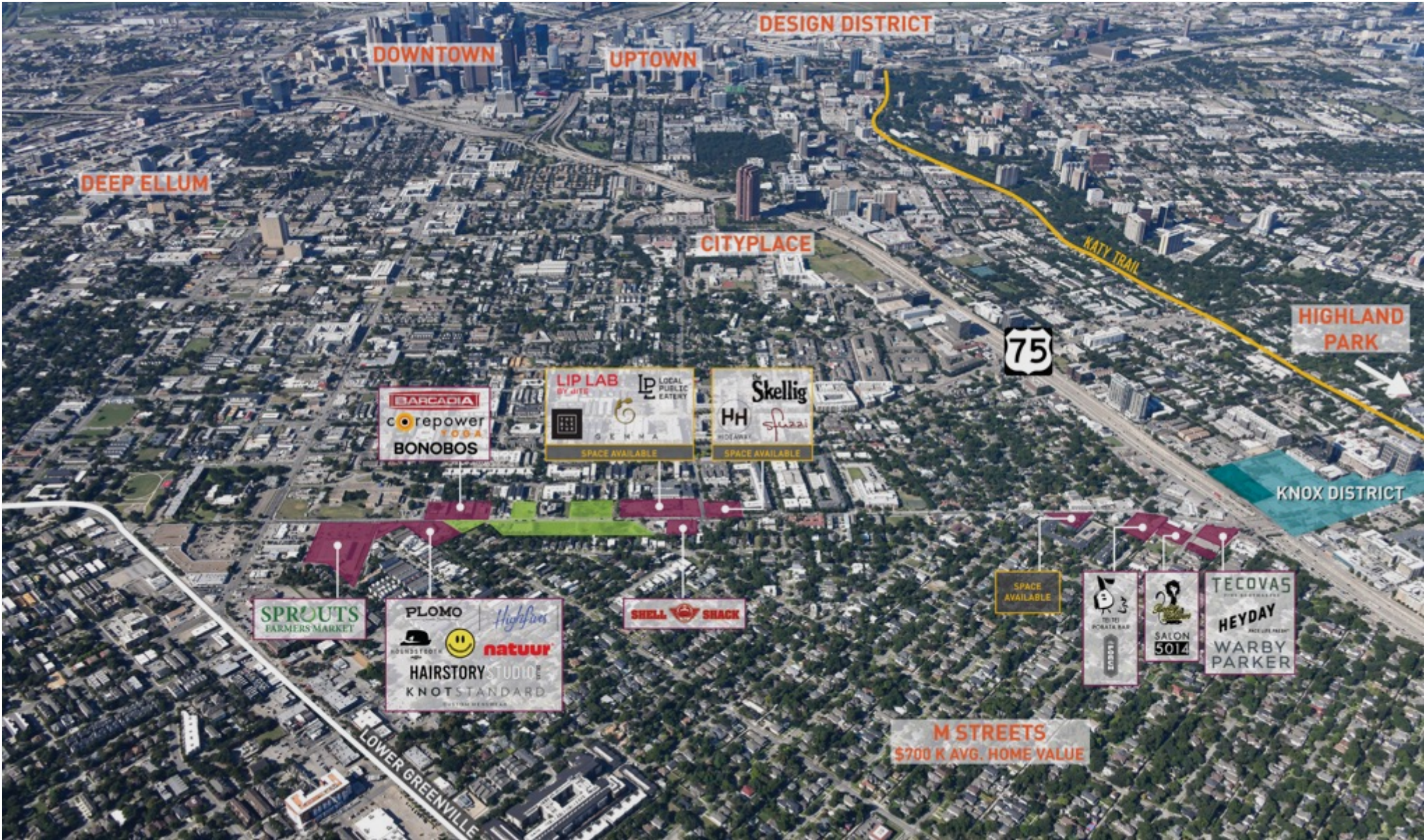
**BAR CADIA**

# HENDERSON AVENUE

DALLAS, TX

# HENDERSON AVENUE

DALLAS, TX



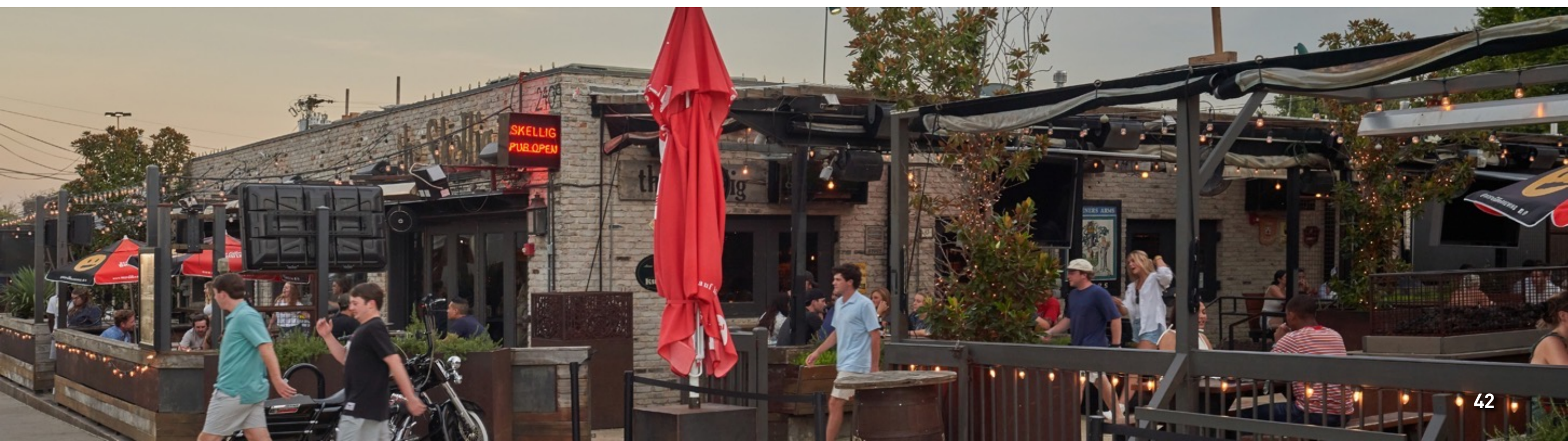
# HENDERSON AVENUE

DALLAS, TX











# MELROSE PLACE

Los Angeles, CA



GUCCI

GUCCI

DO NOT ENTER

**VIOLET GREY**

THE INDUSTRY'S BEAUTY EDIT

8452  
MELROSE PLACE

MELROSE PLACE  
Los Angeles, CA





**AWAY**

Acadia-owned assets

Leased

NORDSTROM LOCAL

ROTHY'S

LUNYA

STAUD



EDITIONS DE PARFUMS  
FREDERIC MALLE

GOLDEN GOOSE / ★

**BALMAIN**  
PARIS

N CROFT AVE

WATERWORKS



MARIA TASH

BOTTEGA VENETA

Maison Margiela  
PARIS

FACILE

I R O

N ALFRED ST

COTTON CITIZEN

BIOLOGIQUE  
RECHERCHE  
PARIS



FRAME

VERONICA  
BEARD

LOVESHACKFANCY



WARRAN LOTAS

GLOBE TROTTER

**AWAY**

MEJURI

INDOCHINO

SERENA & LILY

GUCCI

BY FAR

A.P.C.

forte\_forte

SPRWMN

ALFRED

COFFEE SITCHEN

RACHEL COMEX

L'AGENCE

MELANIE GRANT

THE ROW

Chloé

VIOLET GREY

ISABEL MARANT

Irene Neuwirth

M A R N I

Paul Ferrante

ZIMMERMANN

VRAI

SET ACTIVE

SOMETHING NAVY

STUDS



CATCHSTEAK

Outdoor  
Voices

La Maison  
Francaise

Wanna Buy  
a Watch?

@pvolve

CARACHÉLE  
SALON

JEAN DOUSSET

Luxbae

ROSALINE

MADISON  
LOS ANGELES

awe

housec'd

CHURCH

Reebok  
CrossFit  
LAB  
LOS ANGELES

# MELROSE PLACE

# MELROSE PLACE

LOS ANGELES, CA



# URBAN PORTFOLIO





# CITY CENTER

San Francisco, CA

# San Francisco 555 Ninth Street & City Center:



# DENSIFICATION / VALUE ENHANCEMENT



CITY CENTER  
San Francisco, CA



# 555 NINTH STREET

San Francisco, CA



# TRADER JOE'S

TRADER JOE'S

  
PARKING ONLY  
MINIMUM FINE \$250

  
PARKING ONLY  
MINIMUM FINE \$250









# 555 Ninth Street, San Francisco, CA



- AKR development team successfully removed a significant zoning hurdle - eliminating significant time / cost typically required for national retailers to open and operate in San Francisco
- BBY Space Recaptured
- Ready for Repositioning
- Jr Anchor / Container Store lease signed for part of 2nd level



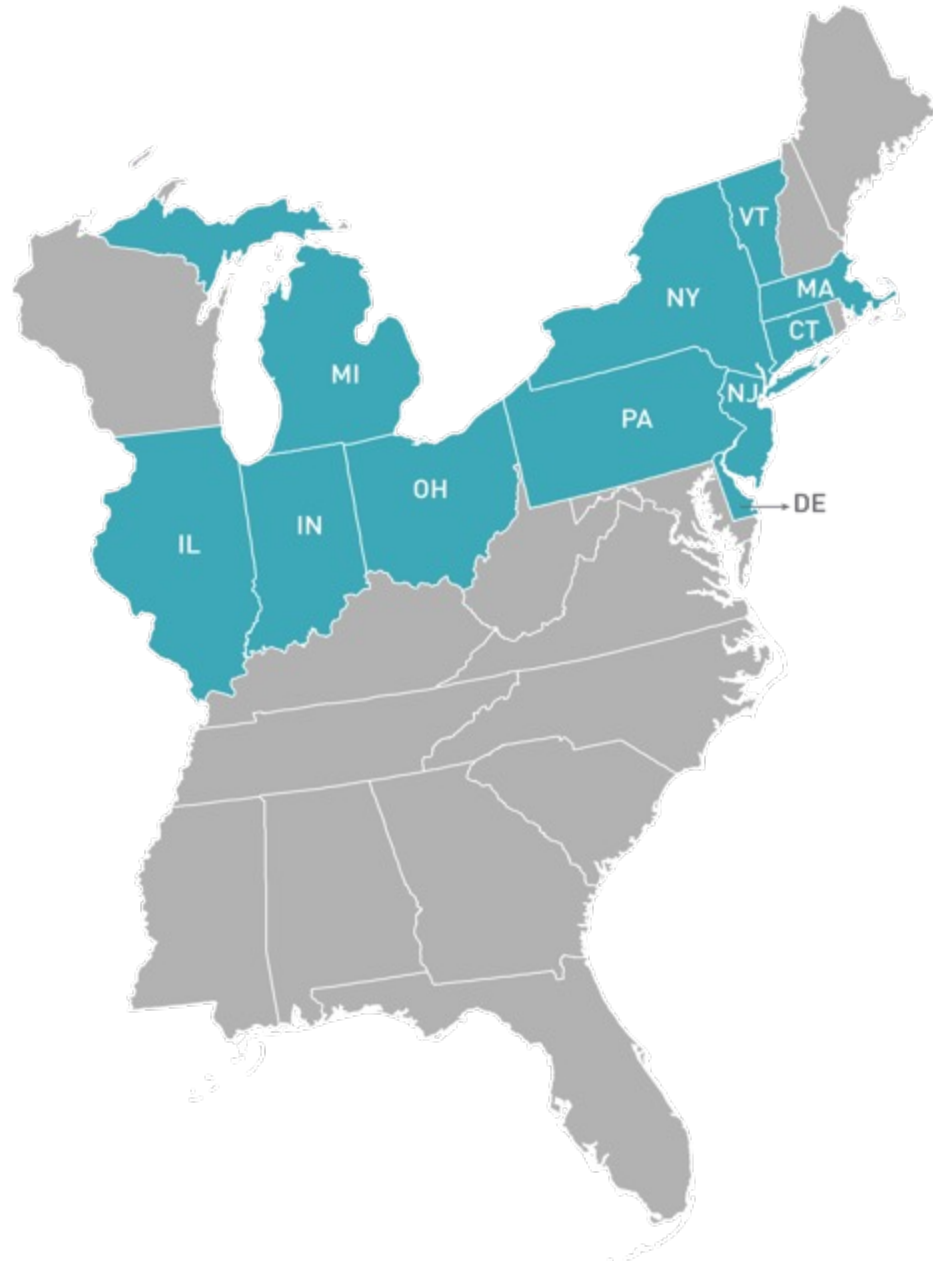
# SULLIVAN CENTER

Chicago, IL

# SUBURBAN PORTFOLIO

~50%

OF SUBURBAN PORTFOLIO IS GROCERY-ANCHORED



New York  
Village Commons Branch Plaza  
New Loudon Center Crossroads  
Amboy Center  
28 Jericho Turnpike  
Bedford Green

New Jersey Elmwood Park  
Marketplace of Absecon

Massachusetts  
201 Needham Street  
163 Highland Avenue Methuen  
Crescent Plaza

Connecticut Town Line Plaza

Illinois  
Hobson West Plaza

Pennsylvania  
Abington Towne Center Plaza 422  
Route 6 Mall  
Chestnut Hill

Michigan  
Bloomfield Town Square

Delaware  
Brandywine Town Center  
Market Square  
Naamans Road

Indiana Merrillville Plaza

Vermont  
Gateway

# WILMINGTON, DE

## BRANDYWINE TOWN CENTER



# Recent Tenant Upgrades

## Bed Bath & Beyond + Dick's Sporting = New Dick's House of Sport



# ROCKY HILL, CT

## TOWN LINE PLAZA



# LATHAM, NY

NEW LOUDON CENTER



# HOBART, IN

## MERRILLVILLE PLAZA





# BROCKTON, MA

CRESCENT PLAZA



An aerial photograph of a city skyline at sunset. The sky is filled with orange and yellow clouds. In the foreground, a semi-transparent white grid is overlaid on the image. The word "CITYPOINT" is written in large, bold, black, sans-serif capital letters across the center of the grid. Below the grid, the city buildings are visible, including a prominent white building with a grid facade and a brick building with a curved facade. At the bottom center, a building with a red bullseye logo and the word "PRIMARK" is visible. The background shows a body of water and distant hills.

# CITYPOINT

Brooklyn, NY

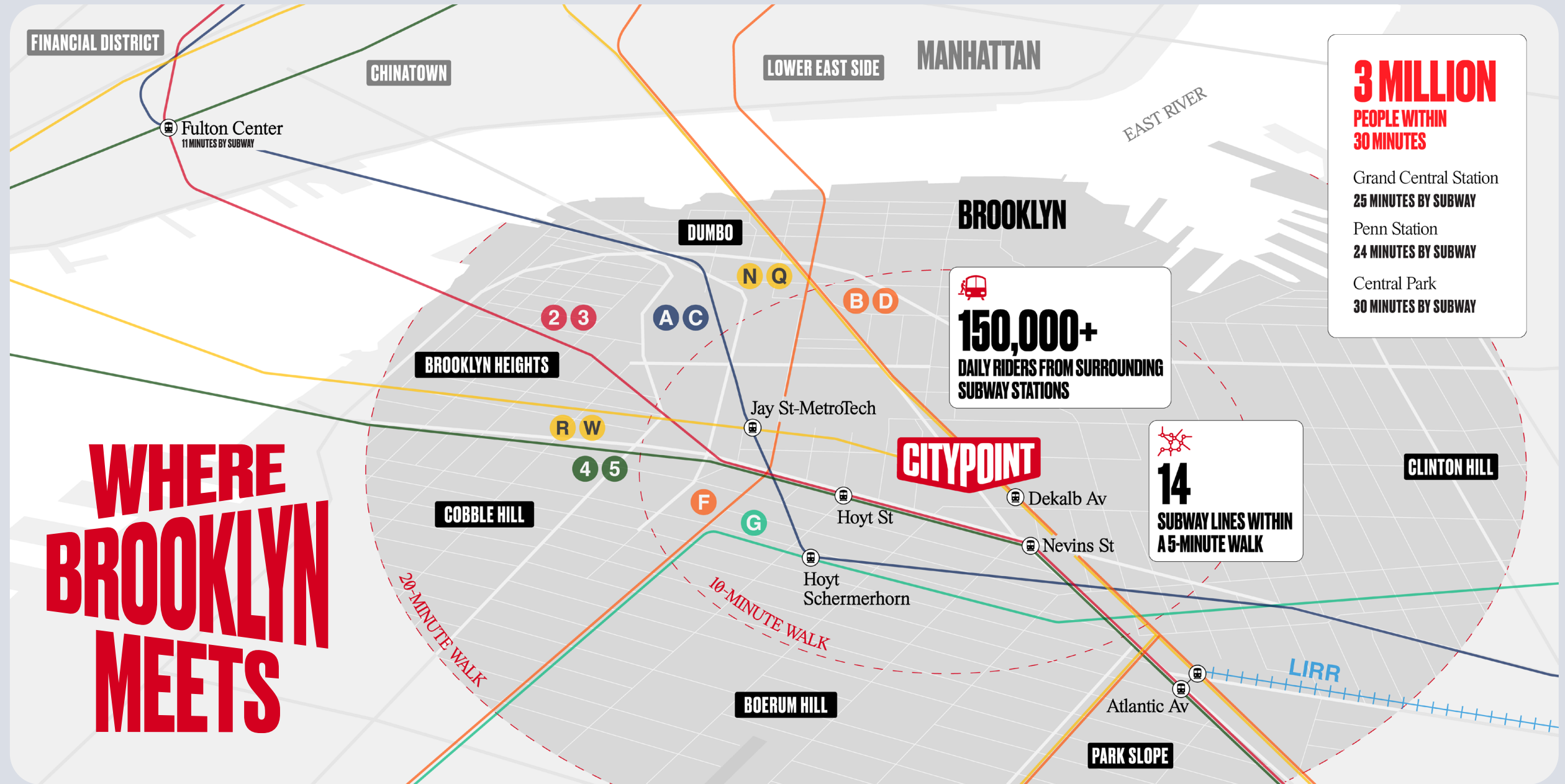


NYU DENTISTRY  
Brooklyn Patient Care

PRIMARK



# In The Heart of The City



**WHERE  
BROOKLYN  
MEETS**

**3 MILLION**  
PEOPLE WITHIN  
30 MINUTES

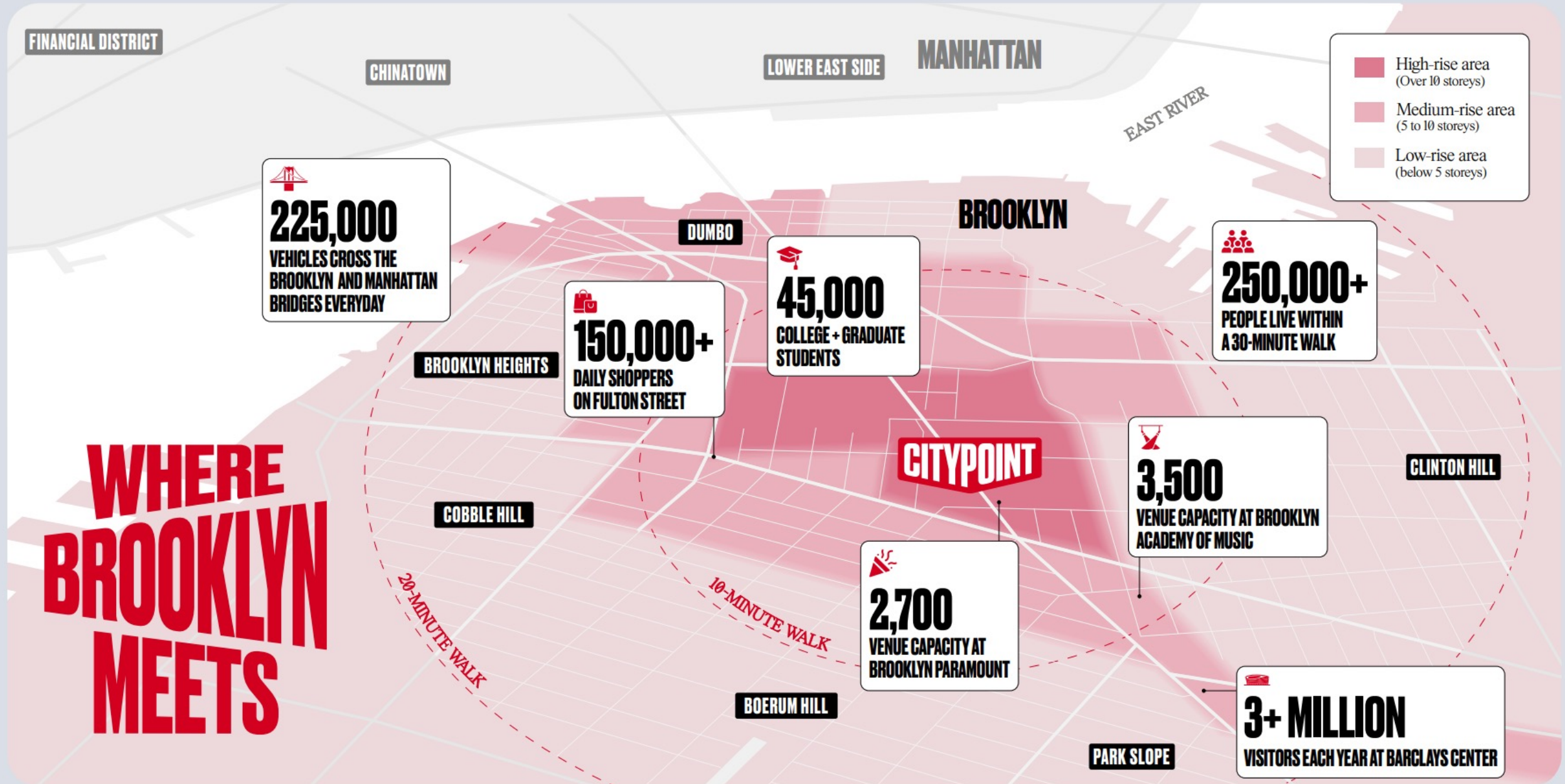
Grand Central Station  
25 MINUTES BY SUBWAY  
Penn Station  
24 MINUTES BY SUBWAY  
Central Park  
30 MINUTES BY SUBWAY

**150,000+**  
DAILY RIDERS FROM SURROUNDING  
SUBWAY STATIONS

**14**  
SUBWAY LINES WITHIN  
A 5-MINUTE WALK

**CITYPOINT**

# In The Heart of The City



CITYPOINT

# We Are In God Company



**CITYPOINT**

**\$213,208**

Average HHI

**22K**

New residential units in last 20 years  
(38% of which in last 5 years)

**13.6M**

Square feet of  
commercial office

**2,900**

Hotel rooms

# Wave of Openings & Leasing Momentum

2023



2024



SEPHORA

FOGO DE CHÃO



New Anchors to Drive



Significant Traffic  
& Retailer Demand



# Ground Floor Anchors at Key Entrances Secured: Primark, Sephora, Fogo De Chao, Dig

Complements Other Anchors:  
Target, Trader Joe's, Alamo



High Quality Space Strategically Held Back to Capture Increased Tenant Demand from Newly Completed Park and Key Anchors

# QUALITY FROM TOP TO BOTTOM

04



03

PRIMARK®



02



01A



one medical

01

lululemon Casper SEPHORA spear FOGO DE CHÃO

JOYBIRD DIG McNALLY JACKSON WRIGHT GOEBEL GoodVets Gong cha BANGCOOKIES

C

TRADER JOE'S



HAN DYNASTY

SIXPOINT BREWERY



CITYPOINT



FOGO DE CHÃO

SEPHORA PRIMARK





## SAFE HARBOR STATEMENT

Certain statements in this press release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations are generally identifiable by the use of words, such as "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend" or "project," or the negative thereof, or other variations thereon or comparable terminology. Forward-looking statements involve known and unknown risks, uncertainties and other factors that could cause the Company's actual results and financial performance to be materially different from future results and financial performance expressed or implied by such forward-looking statements, including, but not limited to: (i) macroeconomic conditions, including due to geopolitical conditions and instability, which may lead to a disruption of or lack of access to the capital markets, disruptions and instability in the banking and financial services industries and rising inflation; (ii) the Company's success in implementing its business strategy and its ability to identify, underwrite, finance, consummate and integrate diversifying acquisitions and investments; (iii) changes in general economic conditions or economic conditions in the markets in which the Company may, from time to time, compete, and their effect on the Company's revenues, earnings and funding sources; (iv) increases in the Company's borrowing costs as a result of rising inflation, changes in interest rates and other factors; (v) the Company's ability to pay down, refinance, restructure or extend its indebtedness as it becomes due; (vi) the Company's investments in joint ventures and unconsolidated entities, including its lack of sole decision-making authority and its reliance on its joint venture partners' financial condition; (vii) the Company's ability to obtain the financial results expected from its development and redevelopment projects; (viii) the ability and willingness of the Company's tenants to renew their leases with the Company upon expiration, the Company's ability to re-lease its properties on the same or better terms in the event of nonrenewal or in the event the Company exercises its right to replace an existing tenant, and obligations the Company may incur in connection with the replacement of an existing tenant; (ix) the Company's potential liability for environmental matters; (x) damage to the Company's properties from catastrophic weather and other natural events, and the physical effects of climate change; (xi) the economic, political and social impact of, and uncertainty surrounding, any public health crisis, such as the COVID-19 Pandemic, which adversely affected the Company and its tenants' business, financial condition, results of operations and liquidity; (xii) uninsured losses; (xiii) the Company's ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax and other considerations; (xiv) information technology security breaches, including increased cybersecurity risks relating to the use of remote technology; (xv) the loss of key executives; and (xvi) the accuracy of the Company's methodologies and estimates regarding environmental, social and governance ("ESG") metrics, goals and targets, tenant willingness and ability to collaborate towards reporting ESG metrics and meeting ESG goals and targets, and the impact of governmental regulation on its ESG efforts.

The factors described above are not exhaustive and additional factors could adversely affect the Company's future results and financial performance, including the risk factors discussed under the section captioned "Risk Factors" in the Company's most recent Annual Report on Form 10-K and other periodic or current reports the Company files with the SEC. Any forward-looking statements in this press release speak only as of the date hereof. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements to reflect any changes in the Company's expectations with regard thereto or changes in the events, conditions or circumstances on which such forward-looking statements are based.

