



**ACADIA**  
— REALTY TRUST —

**OUR PORTFOLIO**  
**MAY 2024**





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# STREET PORTFOLIO







# SOHO

NEW YORK CITY, NY







CLUB MONACO

83

83 SPRING STREET  
SOHO, NY

CLUB MONACO  
Now open!  
[Illustration of trees]







# SOHO

NEW YORK CITY, NY

Map of Soho, New York City, NY, showing various streets and businesses. The map is divided into sections by street names: W. BROADWAY, WOODSTER ST., GREENE ST., SPRING ST., BROOME ST., PRINCE ST., and MERCER ST. Each section contains a grid of business logos and names.

**W. BROADWAY**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
- TED BAKER
- WHAT DOES AROUND
- THOMAS
- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**WOODSTER ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
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- WHAT DOES AROUND
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- ORLANDO SPINELLI
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- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**GREENE ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
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- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**SPRING ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
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- PIOMBO
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- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**BROOME ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
- TED BAKER
- WHAT DOES AROUND
- THOMAS
- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**PRINCE ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
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- THOMAS
- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**MERCER ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
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- GROUND SUPPORT CAFE
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- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**BROADWAY**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
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- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
- Free People
- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE

**CROSBY ST.**

- ANTIDOTE
- BRAVISSIMO
- FRANKLIN BOWES GALLERIES
- SCAVOLINI
- ANTIDOTE MOBSI
- CHAM CONTEMPORARY
- THUMA
- MARIMEKID
- TOP DRAWER
- ANA MONACO
- PIOMBO
- VANEDA
- JACOBENS
- nanamica
- WOOLRICH
- TED BAKER
- WHAT DOES AROUND
- THOMAS
- ORLANDO SPINELLI
- GROUND SUPPORT CAFE
- EILEEN FISHER
- REISS
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- RL CÉLINE
- WALTER DE MARIE GALLERY
- SOHO GEM
- BAURCH
- MARIE BELLE
- ANNA SLE
- SILVANA OPTIQUE





**WILLIAMSBURG**  
BROOKLYN, NY









WILLIAMSBURG  
BROOKLYN, NY







# WILLIAMSBURG

## BROOKLYN, NY

**CVS** • **SLT** • **DR** • **SOULCYCLE** • **TRADER JOE'S**

KENT AVENUE

WYTHE AVENUE

BERRY STREET

DRIGGS AVENUE

N 7TH STREET

N 6TH STREET

N 5TH STREET

METROPOLITAN AVE

BRILLIANT EARTH brooklinen

sandro

moje

FARM RO

Sugar Fish

Glow Bar

Garrett Leight

Partners

Madewell

lululemon

Pamela Love

DUNKIN' DONUTS

DEVELOPMENT SITE

DOUGH-NUT PLANT

+ MEDRITE pressed

BAGELSMITH

DOS TOROS TAQUERIA

Dr. Martens

Higher Dose

patagonia

Snow Peak

National Sawdust

MUJI

Urban Outfitters

VANS

EVERLANE PARACHUTE

LE LABO

WARBY PARKER

DS&D URGA

BUCK MASON

BYREDO

CHANEL

Google

VEJA

Brooklyn Fox

MR BAG

Juice Generation

Pizza

Spa Bedford

AKO

Bedford Vintage

Brooklyn Spectacles

PINKYOTTO

SOAP CHERIE

Bodhi

ID

NORBU

AMARCO

(MALIN+GOETZ)

diptyque

Glaze

c@repower yoga

CHIPOTLE

WHOLE FOODS MARKET

citi

Capital One

EQUINOX

DR

Citizens Bank

HUNGRY BROTHERS

BONDI LIP LAB

sg

Levain

DIG.

CAVA

just salad

UVA

SEPHORA

alo yoga

Foodtown

AVAILABLE 2,405 SF

pod

BEDFORD AVENUE

Shop Coffee

TACOMBI

westville

INDAY

Apple

McB

Metropolitan Ave







**MADISON  
AVENUE**  
NEW YORK CITY, NY





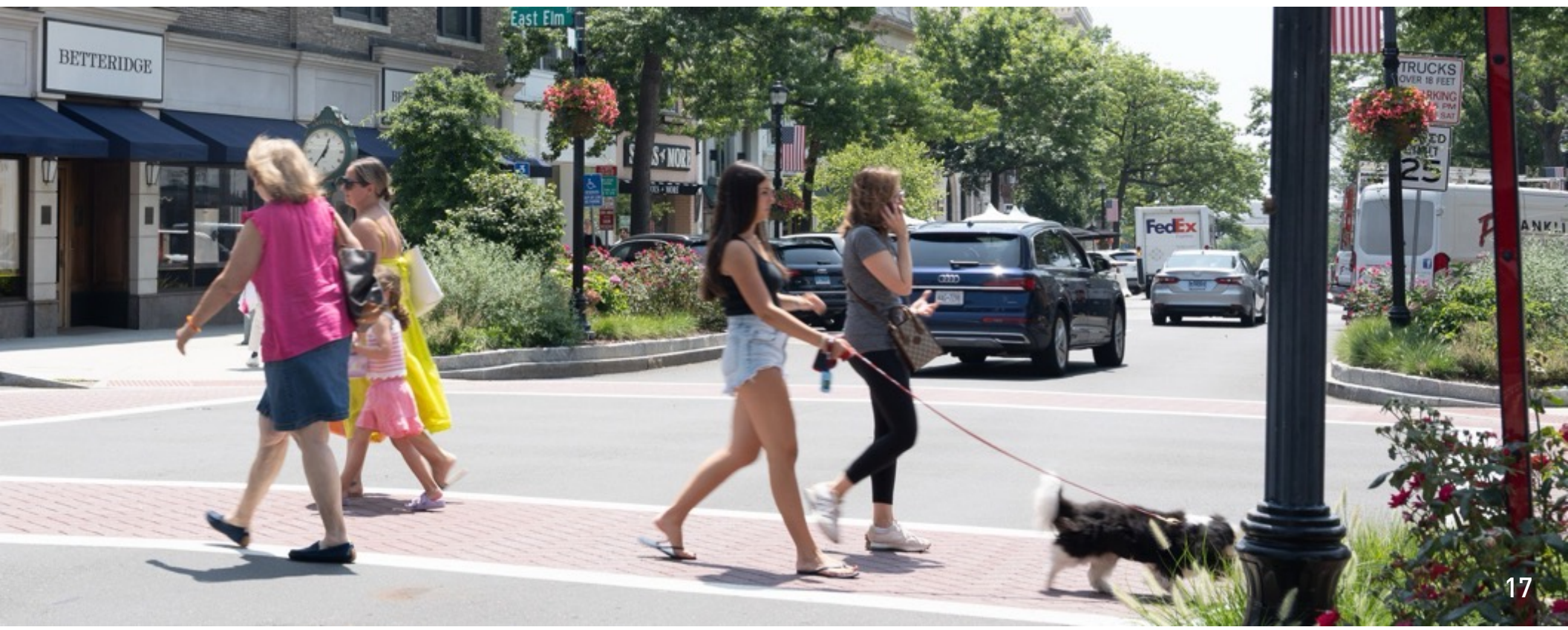
<p>MICHAEL ADT JACK BAR ARABER GALLERY</p>	<p>CHASE ALAN WELLS DARIO GEMELLI BODOLIO A.L.C. ORCHE IRO ENERGY</p>	<p>DEL CORRAL FRATELLI BOBARTTI FRATELLI BOBARTTI SIMPOLI TRAMANI SAFE KWIAT FRED LOGATTON</p>
<p>STURM Sue Chinnick MONEY GARDER LA LAGRE NATHAN LOE JEWELRY VHERNIER BY NOTION</p>	<p>MI BIANCO SOPHIE PULUMI ALEXIS BUTTER L'ESPELIER S. GARY BARKER</p>	<p>ELIENSOY BOCHNER ALICE+OLIVIA ALEXANDER MCQUEEN</p>
<p>VERONICA BIRMI ME - EN TANYA TAYLOR BANDY BIRMI BANDY BIRMI BLOOMING PROJECTIONS VINCE</p>	<p>MADISON AVE. VERAWANG ARGENT OLEBAR BROWN GABRIELA HEARST BROADWAY BAR The Conch FRANK WHITMAN GALLERY</p>	<p>VERSACE ALEXANDER MCQUEEN POMELLATO CHANEL</p>
<p>STEPHEN BIRMI CARDINOLO BIRMI AND CHAPPELLE MORIN COMPTON 3 CANS RESTAURANT PACA FASHION KIMBERLY PETERSON LADYBETTS BAR CAROLINA TERRANOVA</p>	<p>SPRINGER DIPONER S. GARY AGUIAR CHAPPELLE BIRMI MORIN BIRMI BIRMI BIRMI</p>	<p>4502 Regis Vivier L'Or de Chanel BOUTIQUE VERTICA</p>
<p>IN PEAK CLOSET ORGANIZER RENOV-COMMERCE FINES BY FRANCOISE BERT SOFIA WANG Apple</p>	<p>Sotheby's KIPINA ZARAYE GOLDEN-GOODE DESIGN BRAND SOFIA WANG SOFIA WANG SOFIA WANG</p>	<p>JACQUES LE COSSIGN PAUL MICHELLE DIANE FONTANA MORIN L'ESPELIER BIRMI MARCLO BLANCK Chloé PANERAI</p>
<p>VALU CASHMERE FOR BY BIRMI BIRMI</p>	<p>SEAGRAM ELISE WALKER STEBLING &amp; ASSOCIATES MIRA ELI ZARAYE'S EMPORIUM JANE BIRMI GALLERY FRANCOISE BIRMI</p>	<p>ALONZO &amp; KORN JAMES LE COSSIGN JIMMY CHOO CLUB MACAMBOUYE THE L'ESPELIER MAC AMBOUYE &amp; FORBES TECHNOLOGIA, INC.</p>
<p>EMERGENCY EYE CARE</p>	<p>FRAME Zhangsheng FRANCOISE BIRMI</p>	<p>ISABEL WISNART Multiple Floors Available 27 EAST SANDY BE ASPREY MISSION TOM FORD</p>
<p>SUSHI SALON RALPH LAUREN RALPH LAUREN THE ROW</p>	<p>MADISON AVE. RALPH LAUREN RALPH LAUREN St James Parkway House St James Parkway St James Parkway</p>	<p>THE METROPOLITAN CLUB VALENTINO</p>
<p>THE BEACON CHRISTINE DELBERT LADURÉE ELIE SAAR</p>	<p>LANVIN JANE BIRMI SOPHIE GEMELLI FRANCOISE BIRMI ZARAYE &amp; VICKIARI</p>	<p>citibank CIPRIANI DEL YAN BOPE BALMAIN CÉLINE</p>
<p>THE PINK COLLECTION</p>	<p>5 HENFORD STREET KHAITE</p>	<p>PETER MELLAR IWC SHERIDAN MONT BLANC SLITSUPPLY</p>
<p>MARSHALL SCHEFFER THE ANCHORAGE D&amp;G MORNING LULLABY TAG &amp; BOOP MARGARET PIERCE</p>	<p>MADISON AVE. PRADA A-K-R-I-S THE ROW</p>	<p>Dior BALENCIAGA TUM FAO CHASE</p>
<p>THE ANCHORAGE D&amp;G MORNING LULLABY TAG &amp; BOOP MARGARET PIERCE</p>	<p>D&amp;G CAROLINA HERRERA VALENTINO ISAIA MIRIAM BIRMI MacMax</p>	<p>THE METROPOLITAN CLUB VALENTINO</p>
<p>retrospecta ross FRETTE JANE BIRMI CENARI AFFONSO MORIN CIBEDI</p>	<p>MADISON AVE. FRETTE ANINE BING FRETTE</p>	<p>ACADIA-OWNED ASSETS LEASED AVAILABLE</p>





**GREENWICH,  
CONNECTICUT**







# GREENWICH, CONNECTICUT

LEWIS ST.

FAHERTY

J. CREW  
TIFFANY & CO.  
Terra Ristorante Italiano  
Charles Stuttig  
St Mary's Church  
VILBREGUIN  
Saks Fifth Avenue  
ONNE FONTAINE  
OLIVER PEOPLES  
Baccarat

ROAM

W. ELM ST.

Bank of America

rag & bone  
FRAME

VERONICA BEARD

bluemercury

The RealReal

sunglass hut

RH  
baby&child  
Hudson & Grace  
LE LABO  
Lynnes  
Greenwich Commons  
Greenwich Board of Education

ARCH ST.

RESTORATION HARDWARE  
allbirds  
Gregory's Coffee  
WARBY PARKER  
Aesop  
Herman Miller Store

ATHLETA  
Rodd & Gunn

Acadia-owned assets

Leased Available

Poke Boba  
Meli-Melo

LEWIS ST.

vineyard vince  
lululemon athletica  
Dolce Vida Medical Spa  
VINCE.  
Unsubscribed  
ARITZIA  
BOLL & BRANCH  
CLUB MONACO  
Hoagland's of Greenwich  
Cavalier Galleries  
EXPRESS  
Posh Spa & Nails  
CHASE  
ZARA  
Indoxi  
La Ligne  
CHASE

E. ELM ST.

BETTERIDGE  
FINE JEWELERS

Shoes & More  
Moli  
TORY BURCH  
Ruby & Bella's  
Saks Works  
Fred D. Knapp  
JENNI KAYNE  
Velvet  
Zadig & Voltaire  
Grannick's Pharmacy  
Paserico  
COS  
HERMES

BRUCE ST.

Town of Greenwich Public Safety Complex

HAVEMEYER PL.

Cynthia Rowley  
La Fenice Gelateria  
benefit  
Great Stuff  
TODD SNYDER  
INTERMIX  
Christian Science Reading Room  
alice+olivia  
Indochino  
Greenwich News & Cigars  
Petticoat Lane  
Tiffany Nails  
VW Contemporary  
Kissaki  
Richards of Greenwich

FAWCETT PL.

GREENWICH AVE.





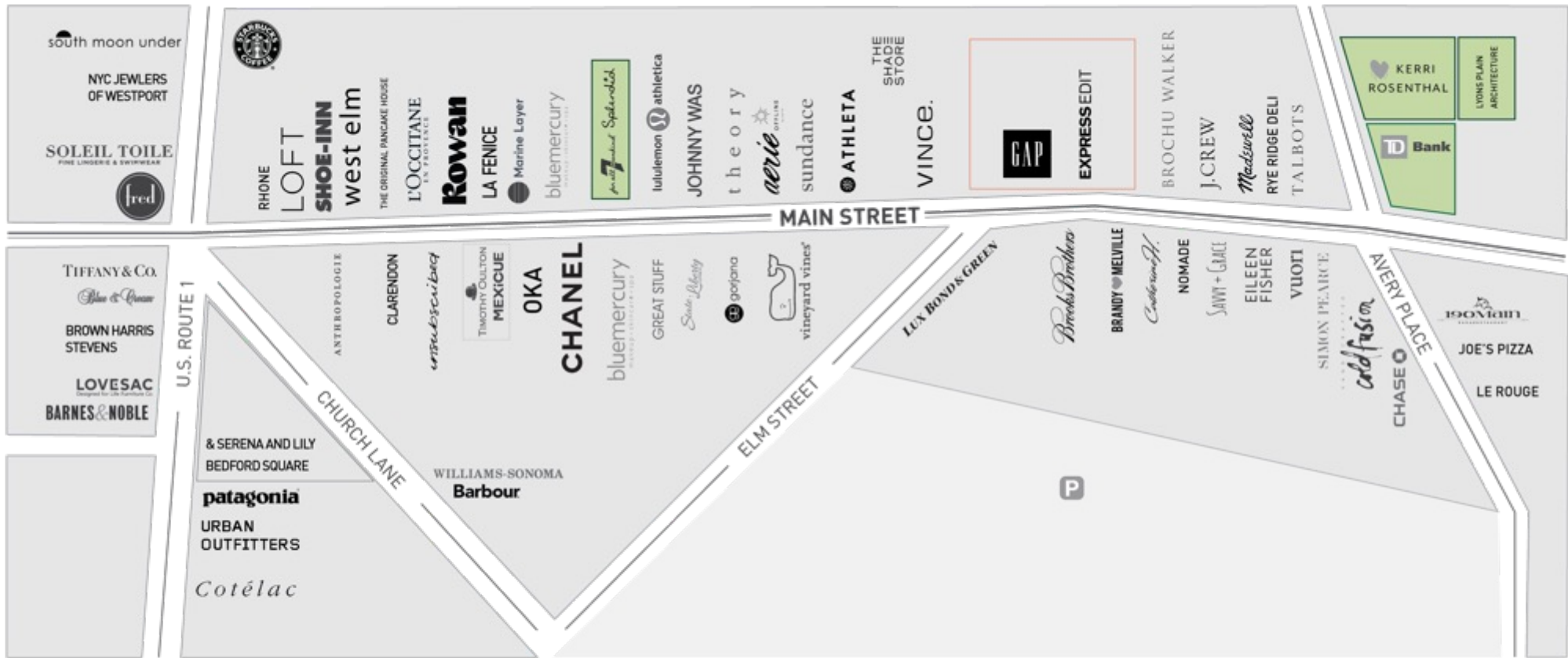
**WESTPORT,  
CONNECTICUT**







# WESTPORT, CONNECTICUT



ACADIA-OWNED ASSETS

- LEASED
- AVAILABLE
- ACADIA DEVELOPED ASSET





**GEORGETOWN**  
WASHINGTON, D.C.







SERPHORA

M STREET  
GEORGETOWN,  
WASHINGTON, D.C.







# RECENT TENANT UPGRADES



**M STREET,  
WASHINGTON, D.C.**

**GEORGETOWN**





# GEORGETOWN

## WASHINGTON, D.C.



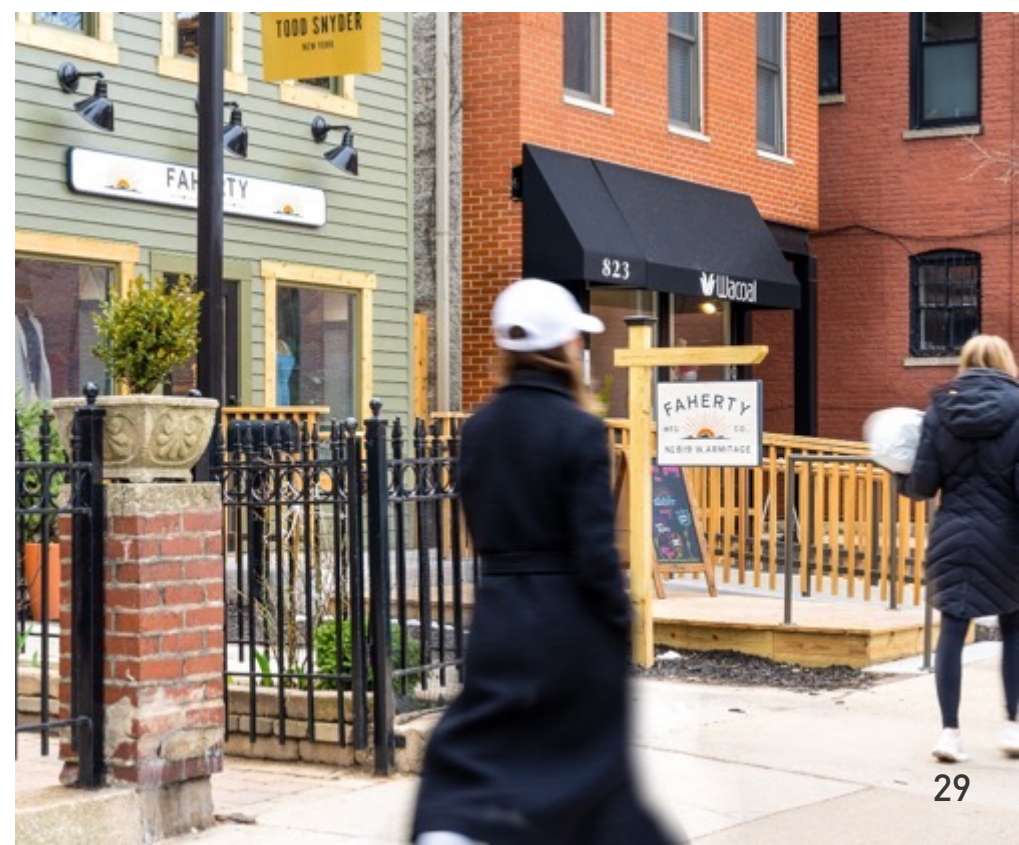




# ARMITAGE

CHICAGO, IL









907 W ARMITAGE 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  
W  
Sheffield  
El Station  
Art Effect

### N. BISSELL ST

Peruvian Connection  
Chicago Bar Shop  
**PAPER+SOURCE**  
THE BLK TUX  
Old Town School of Folk Music  
Kohl's  
gorjana  
MAISON PARISIENNE  
PRINCE CAPE

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

### N. FREMONT ST

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

La COLOMBE  
**BUCK MASON**  
benefit  
Meyer  
ROTHY'S  
State & Liberty  
**TRUE CLASSIC**  
Willygreen

### N. DAYTON ST

All She Wrote  
**LIVELY**  
**FAHERTY**  
TODD SNYDER  
OLD NATIONAL BANK  
拉麵さん (RAMEN-SAN)  
Pasta Palooza

resolve  
Summer Thornton Design  
Lori's Shoes  
Charlie Trotter's  
Topdrawer  
**SEE**  
Helen Ficalora  
Beaumont Bar  
Cafe Bar Beerery  
ozii boutique  
ROCK N RAGS  
wonica + andy  
LEFT ON THREAD  
**pure barre**

### N. HALSTED ST

Shiloh  
Soul Prime  
Sugaring NYC  
Schlitz Bar

citibank  
Residences



Jarun 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 Faceba  
Medi  
APOTHECO PHARMACY  
The Kismet Table  
Heartbreak  
Beautiful Rugs  
Liquor Ego  
Glascots Tavern

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

Midi North  
Animal Hospital  
Studios Fuse:  
-Spring Fitness  
-Yoga Space  
-Kick @ 55 Fitness  
-Hang 5 Fitness  
-Orange Theory Fitness

eDrop-off Luxury  
Consignment  
Elementary School

ACADIA-OWNED ASSETS

LEASED AVAILABLE







# RUSH- WALTON

CHICAGO, IL







WALDORF ASTORIA

ACADIA  
REALTY TRUST

BRASS TACK

VERONICA BEARD

RUSH - WALTON  
CHICAGO, IL







# RECENT TENANT UPGRADES



**21 E CHESTNUT,  
CHICAGO, IL**

**RUSH - WALTON**





# RUSH-WALTON

## CHICAGO, IL



ACADIA-OWNED ASSETS

■ LEASED 
 ■ AVAILABLE





**NORTH  
MICHIGAN  
AVENUE**  
CHICAGO, IL





E PEARSON ST		
LOVRA	BOTTEGA VENETA PARK HYATT VANGUARD	OLD WATER TOWER WATERWORKS BUILDING
E CHICAGO AVE		
rack THE PENINSULA ANTHROPOMOLOGICAL	DESTINATION: RALPH LAUREN LUSH BANANA REPUBLIC VICTORIA'S SECRET TIFFANY & CO.	Walgreens Neiman Marcus
E SUPERIOR ST		
	SAKS FIFTH AVENUE P--Mobile-ZARA	alo yoga AVAILABLE
E HURON ST		
N RUSH ST	RITZ CARLTON AVAILABLE AVAILABLE	N MICHIGAN AVE NIKE
E ERIE ST		
	STARBUCKS RESERVE ROLEX Cartier	Liberty Ferragamo TUMI Ermenegildo Zegna BURBERRY
E ONTARIO ST		
Marshalls LOEWS CINERPLEX ENTERTAINMENT TJ-MAXX	AT&T LOUIS VUITTON ANN TAYLOR UNDER ARMOUR	COACH Timberland CHASE ELPHORA
E OHIO ST		
	CHICAGO GARDENS Swarovski UNTUCKIT MAC	ARITZIA LGS St. Ives cBank MEN & WOMEN'S KIDZ GALLERY PANDORA
E GRAND ST		
WORK AT NORTHBLOCK	Kiehl's BOSS LADIES CREAM OVERLAND THE PURPLE Bank of America	INTERCONTINENTAL HOTEL MICHAEL KOREAN STARBUCKS
E ILLINOIS ST		
	charles schwab ULTA	
HUBBARD ST		
ACADIA-OWNED ASSETS		Walgreens
LEASED	AVAILABLE	
		GHIRARDELLI
Pets Coffee & Tea		Fidelity Apple





# CLARK & DIVERSEY

CHICAGO, IL





**W DIVERSEY PKWY** APPROX. 20K PEDS / DAY



**ACADIA-OWNED ASSETS**

- AVAILABLE
- LEASED





BARCADIA  
**HENDERSON  
AVENUE**  
DALLAS, TX



# HENDERSON AVENUE

## DALLAS, TX



ACADIA-OWNED ASSETS

LEASED AVAILABLE

**KNOX STREET DISTRICT**

75

TECOVAS  
HEYDAY  
WARBY PARKER

Salon SOIZ  
WARBY PARKER

REFORMATION

THE OLD MONK

SHERWIN WILLIAMS

PAINT

PIE TAP

MAYER'S GARDEN

Skellig  
HH HIDEAWAY  
fuzzi

AVAILABLE  
AVAILABLE

VERITAS

LIP LAB BY JITE

AVAILABLE  
AVAILABLE

GEMMA

Wunder BAR

SHELL SHACK

TECOVAS  
HEYDAY  
WARBY PARKER

**HENDERSON AVE**

FUTURE DEVELOPMENT

SPROUTS FARMERS MARKET

LOUIE'S

HAIRSTORY STUDIO  
KNOT STANDARD

CAVE

SPROUTS FARMERS MARKET











An aerial photograph of Melrose Place in Los Angeles, California. The image shows a wide street with a median, surrounded by various buildings, including a prominent Gucci store. In the background, there are more city buildings and a hazy sky. A semi-transparent white box is overlaid in the center of the image, containing the text 'MELROSE PLACE' in large, bold, black serif font, and 'LOS ANGELES, CA' in a smaller, black serif font below it.

**MELROSE  
PLACE**  
LOS ANGELES, CA





GUCCI

GUCCI



**VIOLET GREY**

THE INDUSTRY'S BEAUTY EDIT

8452  
MELROSE PLACE

**MELROSE PLACE**  
LOS ANGELES, CA





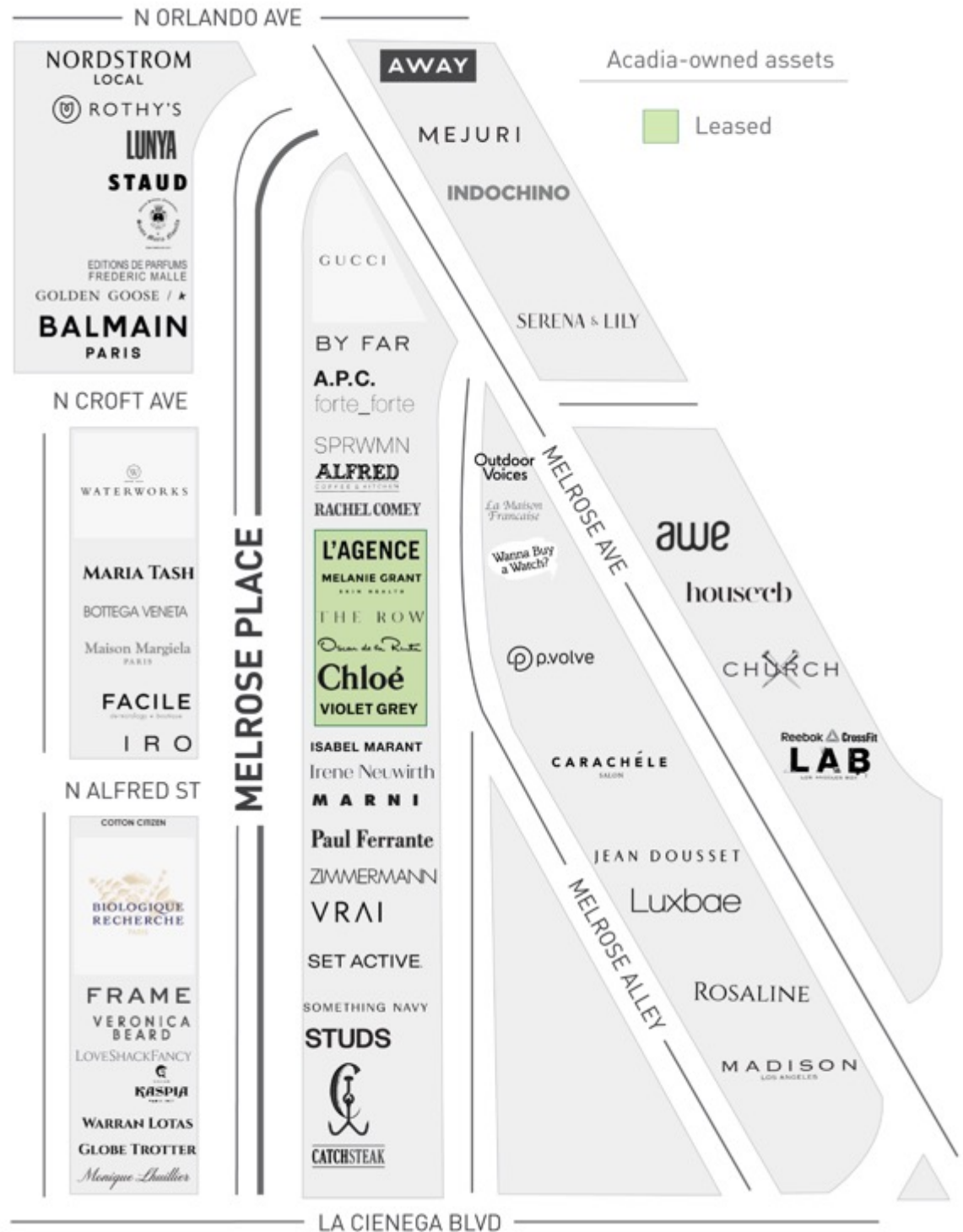






# MELROSE PLACE

## LOS ANGELES, CA





# URBAN PORTFOLIO





An aerial night view of San Francisco, showing the city's dense urban landscape and illuminated buildings. The text 'CITY CENTER SAN FRANCISCO, CA' is overlaid in a semi-transparent white box in the center of the image. The background shows a mix of modern and older architecture, with the city lights reflecting on the streets and buildings. The sky is a deep blue, and the overall scene is vibrant and dynamic.

# CITY CENTER

SAN FRANCISCO, CA



# SAN FRANCISCO 555 NINTH STREET AND CITY CENTER: **Location Matters - Alternatives to Downtown**





# DENSIFICATION / VALUE ENHANCEMENT



CITY CENTER  
SAN FRANCISCO, CA







An aerial photograph of San Francisco, California, showing a dense urban landscape with various buildings, streets, and a view of the bay in the background. A semi-transparent architectural rendering of a multi-story building is overlaid in the center of the image. The rendering shows a modern structure with a flat roof and large windows, situated on a street corner. The text '555 NINTH ST' and 'SAN FRANCISCO, CA' is overlaid on the rendering in a large, black, serif font.

**555 NINTH ST**  
SAN FRANCISCO, CA



# TRADER JOE'S

TRADER JOE'S

♿  
PARKING ONLY  
MINIMUM FINE \$250

♿  
PARKING ONLY  
MINIMUM FINE \$250



NO  
PARKING







# 555 NINTH STREET, SAN FRANCISCO, CA



- Ready for Repositioning
- Jr Anchor / Container Store lease signed for part of 2nd level
- BBBY Space Recaptured
- 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





**555 NINTH STREET - RENDERING**  
**SAN FRANCISCO, CA**









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

## Pennsylvania

Abington Towne Center  
Plaza 422  
Route 6 Mall  
Chestnut Hill

## New Jersey

Elmwood Park  
Marketplace of Absecon

## Michigan

Bloomfield Town Square

## Massachusetts

201 Needham Street  
163 Highland Avenue  
Methuen  
Crescent Plaza

## Delaware

Brandywine Town Center  
Market Square  
Naamans Road

## Connecticut

Town Line Plaza

## Indiana

Merrillville Plaza

## Illinois

Hobson West 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 dramatic, dark clouds, with a bright orange and yellow glow from the setting sun breaking through. The city is densely packed with buildings of various heights and architectural styles. A prominent feature is a tall, dark, cylindrical skyscraper on the left side. In the center, a semi-transparent white grid overlay is present, containing the text 'CITYPOINT' in large, bold, black letters, and 'BROOKLYN, NY' in smaller, black, serif letters below it. At the bottom of the grid, there are logos for 'PRIMARK' and 'Target'.

# CITYPOINT

BROOKLYN, NY





NYU CENTURY  
Brook's Patient Ctr

FRIMARK





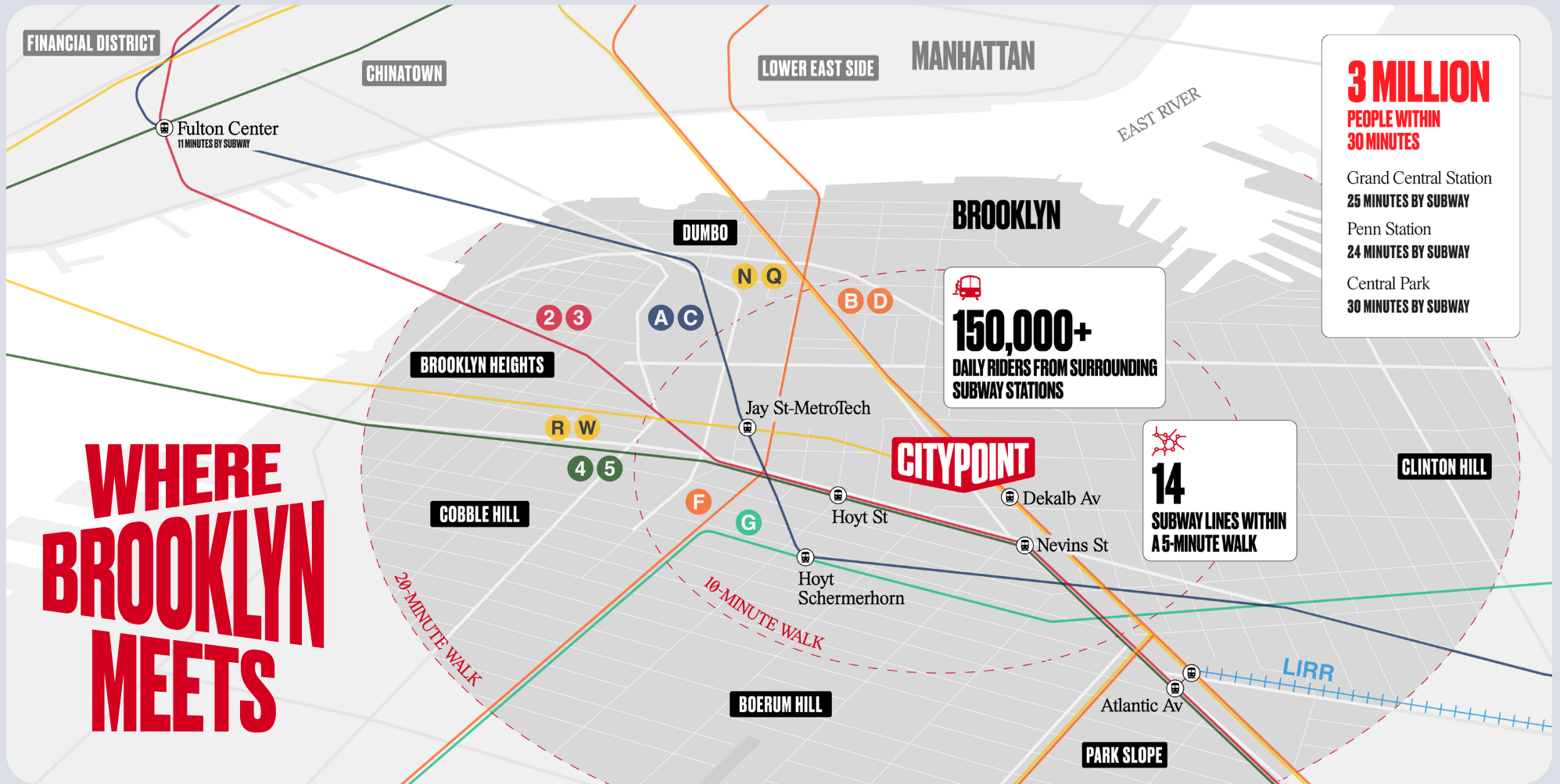


# CITY POINT: MEANINGFUL VALUE AND EARNINGS ACCRETION

**\$0.04 - \$0.06 of FFO  
and ~5% of NAV accretion**



# IN THE HEART OF THE CITY



**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

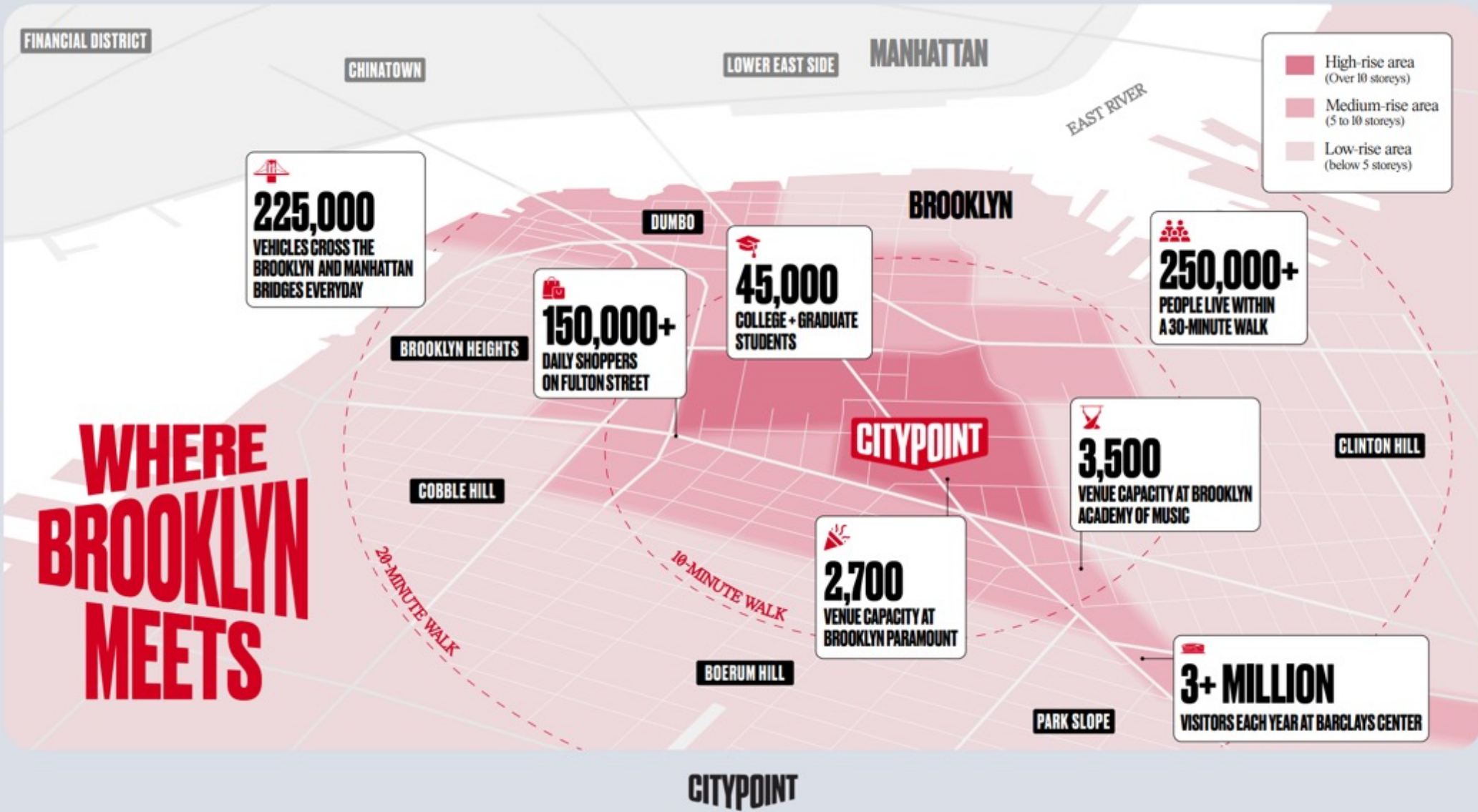
**14**  
SUBWAY LINES WITHIN  
A 5-MINUTE WALK

**WHERE  
BROOKLYN  
MEETS**

**CITYPOINT**



# IN THE HEART OF THE CITY





# WE ARE IN GOOD 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



DIG

2024



Expansion

SEPHORA

FOGO DE CHÃO





# NEW ANCHORS TO DRIVE SIGNIFICANT TRAFFIC AND RETAILER DEMAND

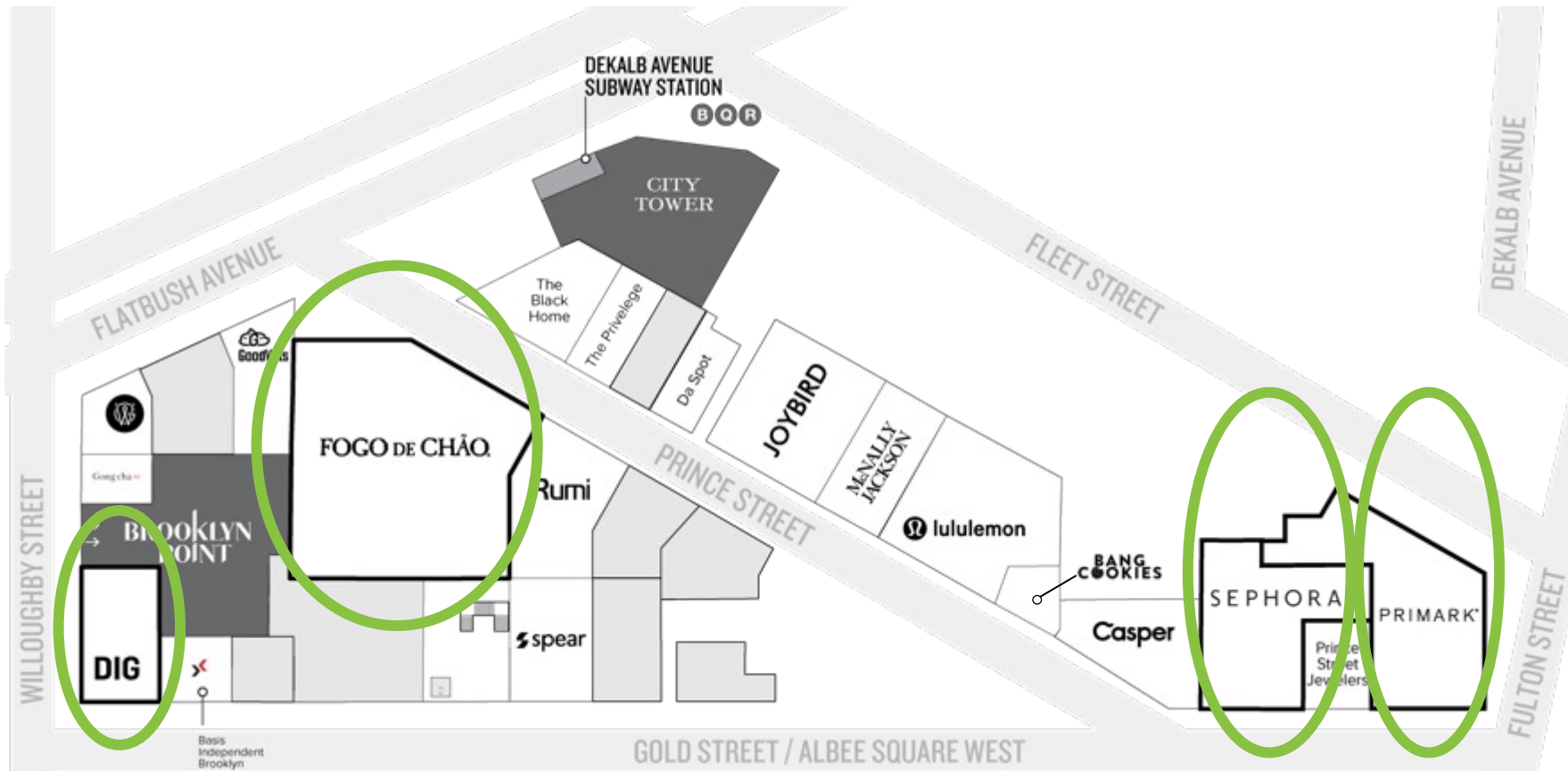




# CITY POINT UPDATE

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

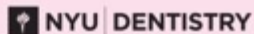
**Complements Other Anchors:**  
**Target, Trader Joe's, Alamo**



**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® 

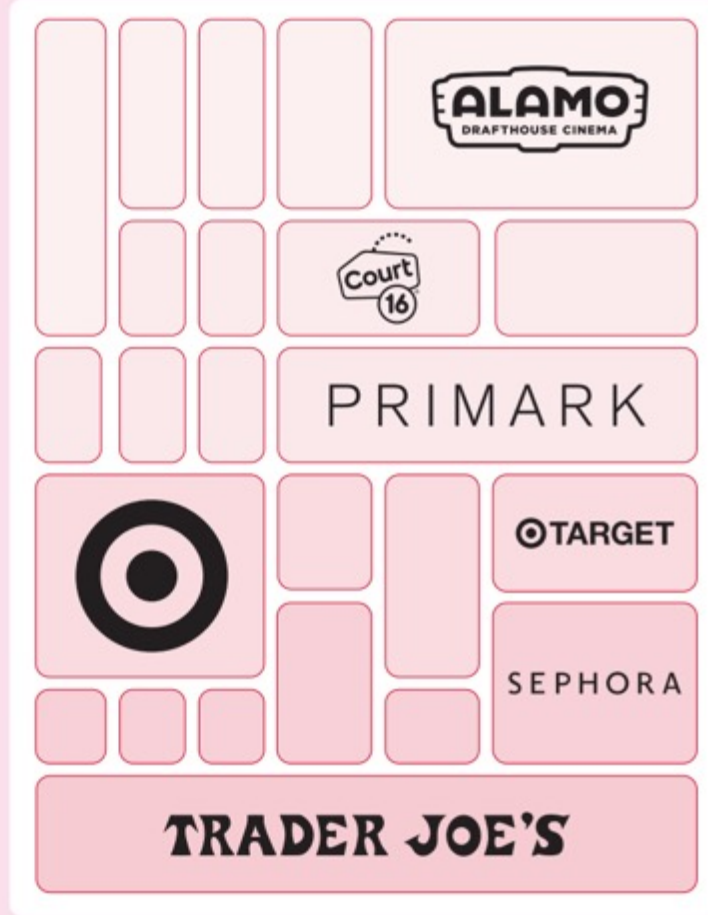
**02**  

**01A**  

**01**       
      

**C**     

**CITYPOINT**





# ANCHORED FOR GROWTH



**Park opened May 2024: Prime spaces available for lease directly facing the new park**











## 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.



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