



ACADIA
— REALTY TRUST —

OUR PORTFOLIO
MARCH 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

W. BROADWAY

WOOSTER ST.

SPRING ST.

BROOME ST.

MERCER ST.

PRINCE ST.

CROSBY ST.

Businesses and brands shown on the map include: SAM FRANCIS GALLERY, UNAGI, LIP LAB, HALSTEAD REAL ESTATE, COACH, LORIE RABIEL GALLERY, OUTERBOWNS, FAHERTY, MARC JACOBS, JENNI KAYNE, WARBY PARKER, HAUSER & WIRTH, GROWN BEILLANCE, MacMeira, PENTHEURONS, botch, SANDRO, FARM 80, Runt & LARSEN, TONY BURCH, ALAÏA, HOTEL (THE MERCER), ESPRIT, FALCERON, MONCLER, CROSBY, SARTIWAYS, LANVIN, TEMP, PANDORA, BALENCIAGA, & other Series, PRADA, THE NORTH FACE, HOUSING WORKS, ARCTERYX, RECOVER SALON, FORCE GENERATION, FOREVER 21, BOSS, APL, L&L, MANULLY JACKSON, MANUELA, ANTIDOTE, BRAVISSIMO, nanamica, WOOLRICH, FRANKLIN BOWES GALLERIES, SCAVOLINI, ANTIDOTE MOBSI, CHAM CONTEMPORARY, THUMA, MARIMEKID, TOP DRAWER, ANA MONACO, PIOMBO, VAREDA, JACOBSON, MANULLY JACKSON, SAVANT, Tibi, CHANEL, VERSACE, Dior, MCM, alicia+olivia, JIL SANDER, GIVENCHY, Y-3, CHLOE, ERRO, RICE, NFE, COMMON CENTS, ERIN HARVEY, SLOWWEAR, DAVID YURMAN, SAVANT, CHANEL, Versace, Dior, MCM, alicia+olivia, JIL SANDER, GIVENCHY, Y-3, CHLOE, ERRO, LOUIS VUITTON, MIU MIU, VALENTINO, FANELLI'S CAFE, Stella McCartney, APC, BALENCIAGA, MEERMIN, tag & bone, THE ROOPLES, BARBARA STURM, PHILIP PLAIN, adidas, CHANEL ATTELIER, Saks Fifth Avenue, UpWest, NESPRESSO, OMEGA, MANGO, SCHOLASTIC, SEPHORA, Abcnews & Fresh, SUNDAYS, FRANKIE'S BIKINIS, CUTLER & GIBBS, LACOSTE, GUESS, UNFASHIONAL (TEMP), NIKE, SUPERWORLD (BY ARTZSA), CONVERSE, MUSEUM OF ICE CREAM, ADINAS, ALDO, BANANA REPUBLIC, Timberland, UNIQLO, SUPERGA, ROCK ESSENTIALS, SHOE BOX, SCHUTZ, AX, CLUB MONACO, MeMa STORE, SNEAKERS, MACKAGE, ARMANI, LONG CHAMP, SWATCH, MCKEN BROWN, VERONICA BEARD, AMIRI, patagonia, UGG, INTERIOR DEFINE, ALEX MILL, REFORMATION, THE DEN, HOLDEN, GARDEN, COOPER, PARADIMPER, JILLSTUART, AMERICAN LE FAY, OCHRE, ARIAS, HENRIK VERBEEK, kate spade, IRO, ALO YOGA, CHASE, BRANDY & MELVILLE, TUMI, ZARA, PRCSUN, WINDSOR, LEVI'S, ARITZIA, BALTHAZAR, lululemon, calypso, EXPRESS EDIT, SUNDAY CITIZEN, COTTON-ON, DOM, UNO DE 50, VALUCINE, GEORGE, GARAGE, MAC, BROKEN ENGLISH, bloomingdales, MELISSA, drybar, STEVE MADDEN, HOURGLASS, MINI SOU, GREATS, MODCLOTH, JAMES PERSE, POLÈNE, TJ-MAXX, BIBLIOTHEQUE, DANY'S DISPENSERY, BLOOMQO, KEETSA, citi bank, NC-OUTLET, Madswell, J.Crew MENS SHOP, NICHOLAS & HANSEN & SONS, THE BROOME, LE YORK SOHO SPA



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 FRO

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

COS

URBAN OUTFITTERS

VANS

EVERLANE

PARACHUTE

LE LABO

WARBY PARKER

DS&D URGA

BUCK MASON

BYREDO

CHANEL

Google

VEJA

MR BAG

juice GENERATION

PIZZA

Spa Bedford

AKO

BEDFORD VINTAGE

BROOKLYN SPECTACLES

PINKYOTTO

SOAP CHERIE

Bodhi

ID

NORBU

AMARON

(MALIN+GOETZ)

diptyque

Glaze

c@repower yoga

CHIPOTLE

WHOLE FOODS MARKET

citi

Capital One

EQUINOX

DR

Citizens Bank

HUNGRY BROS

BONDI LIP LAB

sg sweetgreen

Levain

DIG.

CAVA

just salad

UVA

SEPHORA

alo yoga

Foodtown

AVAILABLE 2,405 SF

pod

Apple

Shop Coffee

TACOMBI

westville

INDAY

McB





**MADISON
AVENUE**
NEW YORK CITY, NY

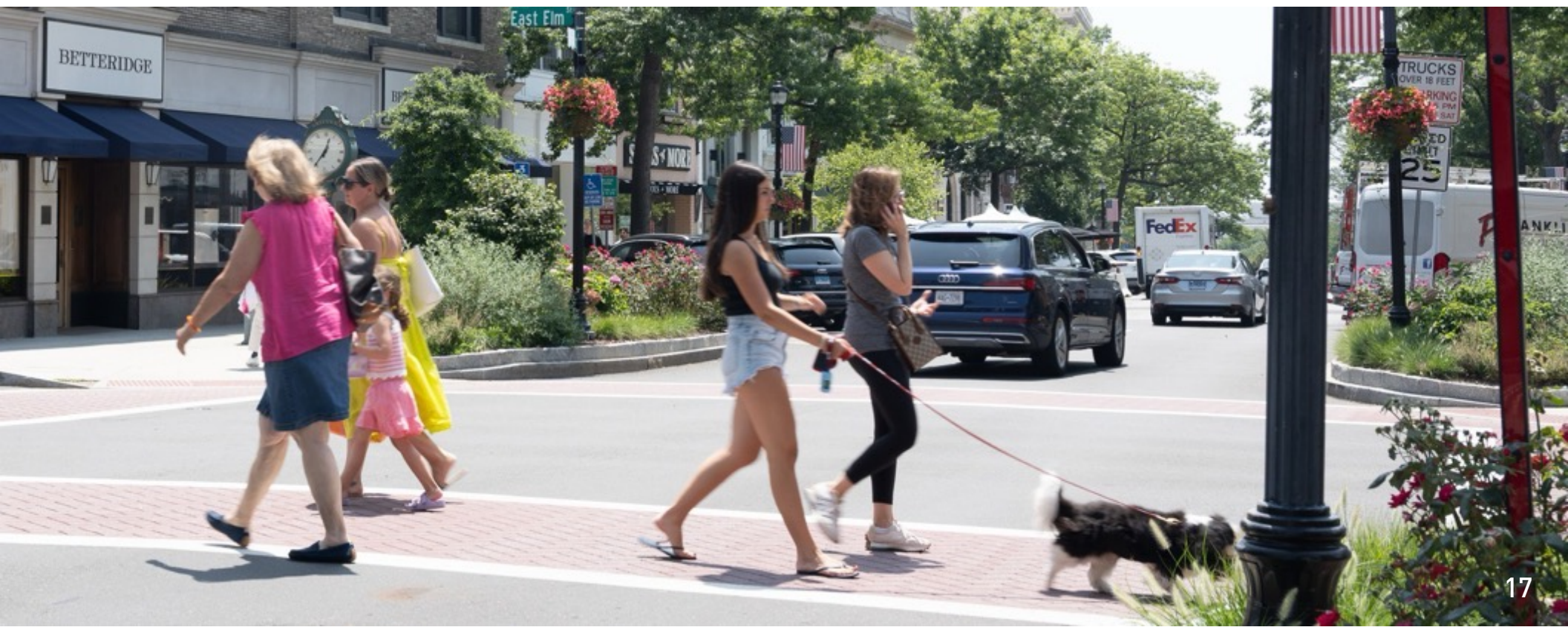


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retrospect retrospect retrospect retrospect retrospect	FRETTE FRETTE FRETTE FRETTE FRETTE



**GREENWICH,
CONNECTICUT**



GREENWICH, CONNECTICUT

LEWIS ST.

FAHERTY

J. CREW
TIFFANY & CO.
Terra Ristorante Italiano
Charles Stuttig
St Mary's Church
VILBREGUIN
Poke Boba
Meli-Melo

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
Peserico
COS
HERMES

BRUCE ST.

Town of Greenwich Public Safety Complex

GREENWICH AVE.

HAVEMEYER PL.

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

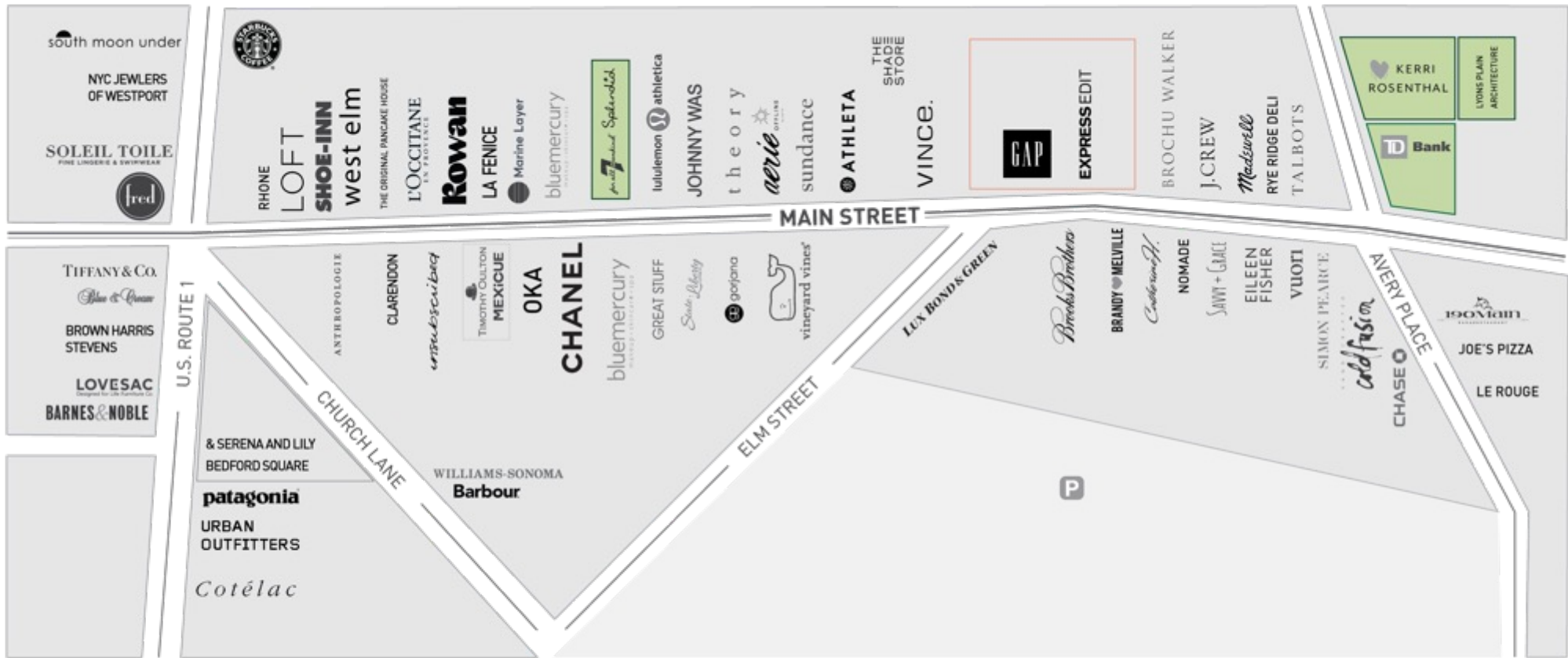
FAWCETT PL.



**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.





La COLOMBE
COFFEE ROASTERS

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
Shirfield El Station
Art Effect

N. BISSELL ST

Peruvian Connection
Chicago Bar Shop
PAPER+SOURCE
THE BLK TUX
Old Town School of Folk Music
Kiehls
gajana
MASON PARISIENNE
FRANCE CAFE

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

N. FREMONT ST

Aesop
SERENA & LILY
WARBY PARKER
marine layer
BONOBOS
callbirds
Outdoor Voices
PARACHUTE
Interior Define

W ARMITAGE AVE

La COLOMBE
BUCK MASON
benefit
ROTHY'S
State & Liberty
TRUE CLASSIC
ilohy.com

N. DAYTON ST

All She Wrote
LIVELY
FAHERTY
TODD SKYDER
OLD NATIONAL BANK

拉麵さん (RAMEN-SAN)
Pasta Palooza

relative
Summer Thornton Design
Lori's Shoes
Charlie Trotters
Topdrawer
SEE
Helen Ficalora
Beaumont Bar
CARTER BROS. & CO.
LAURENCE
azil boutique
ROCK N RAGS
MONICA + sandy
LEFT ON THREAD
pure barre

N HALSTED ST

Shulch
Soul Prime
Sugaring NYC
Schlitz Bar

citibank
Residences



Jareen Krung
Specialized Blue Shop
BLUEBERRY MOON
Aroma Workshop
John's Food & Wine
CENTRE
SECRET
CHURCH
Nail Spa
Pleaks ProWorks
The Sinless Tun
PYR&CO.
Dynamic Liquors
Oasis Faceba
Medi
APOTHECO PHARMACY
The Kismet Table
Heartbreak
Beautiful Rugs
Liquor Expo
Glascos Tavern

W. WEBSTER AVE

STARBUCKS
Halsted Street Dental
Illinois Skin Center

CLUB MONACO
bluemercury

eDrop-off Luxury
Consignment

Elementary School

Midt North
Animal Hospital

Studios Fuse:
- Spring Fitness
- Yoga Space
- Kick @ 55 Fitness
- Hang 5 Fitness
- Orange Theory Fitness

ACADIA-OWNED ASSETS

ACADIA-OWNED ASSETS LE

LEASED AVAILABLE

Guitar Center
2633
N HALSTED



RUSH- WALTON

CHICAGO, IL



WALDORT ASTORIA

ACADIA
REALTY TRUST

BRASS TACK

VERONICA BEARD

DO NOT
ENTER

RUSH - WALTON
CHICAGO, IL



RECENT TENANT UPGRADES



**21 E CHESTNUT,
CHICAGO, IL**

RUSH - WALTON



RUSH-WALTON

CHICAGO, IL





**NORTH
MICHIGAN
AVENUE**
CHICAGO, IL



E PEARSON ST		
LOVRA	BOTTEGA VENETA PARK HYATT	OLD WATER TOWER WATERWORKS BUILDING
E CHICAGO AVE		
rack THE PENINSULA	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		
RITZ CARLTON	AVAILABLE AVAILABLE	N MICHIGAN AVE NIKE
E ERIE ST		
	STARBUCKS RESERVE ROLEX Cartier	Libra 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 UNTUCKED MAC	ARITZIA LGS St. Ives cBank M&M'S CANDY KIDZ GALLERY PANDORA
E GRAND ST		
WORLD AT NORTHBRIDGE NORDSTROM	Kiehl's BOSS LADIES CREAM OVERLAND THE PURPLE Bank of America	INTERCONTINENTAL HOTEL MICHAEL KOREAN STARBUCKS
E ILLINOIS ST		
	charles SCHWARZ ULTA	
HUBBARD ST		
ACADIA-OWNED ASSETS	Walgreens	
LEASED AVAILABLE	GHIRARDELLI	Fidelity
	Pets Coffee & Tea	Apple



CLARK & DIVERSEY

CHICAGO, IL



W DIVERSEY PKWY APPROX. 20K PEDS / DAY



ACADIA-OWNED ASSETS

- AVAILABLE
- LEASED

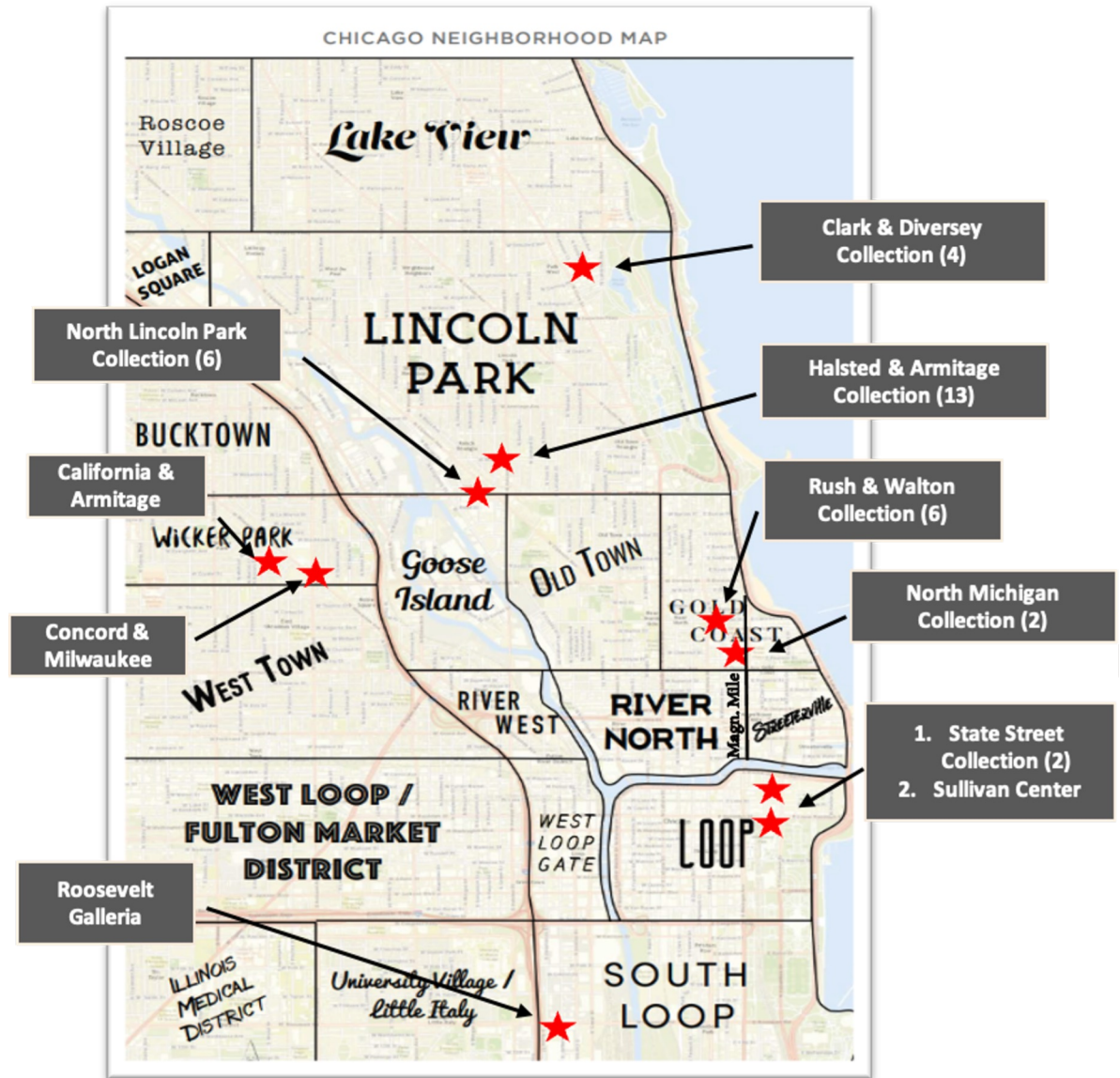
CHICAGO BY THE NUMBERS

Percent of Chicago ABR

45% High-Growth

35% Stable / Credit

20% Challenged





BARCADIA

HENDERSON AVENUE

DALLAS, TX

HENDERSON AVENUE

DALLAS, TX



ACADIA-OWNED ASSETS

LEASED AVAILABLE

KNOX STREET DISTRICT

75

TECOVAS
HEYDAY
WARBY PARKER

Salon 5012

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

BARCADIA

corepower YOGA

BONOBOS

Louie's

SPROUTS FARMERS MARKET

HENDERSON AVE

FUTURE DEVELOPMENT

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 horizon. 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



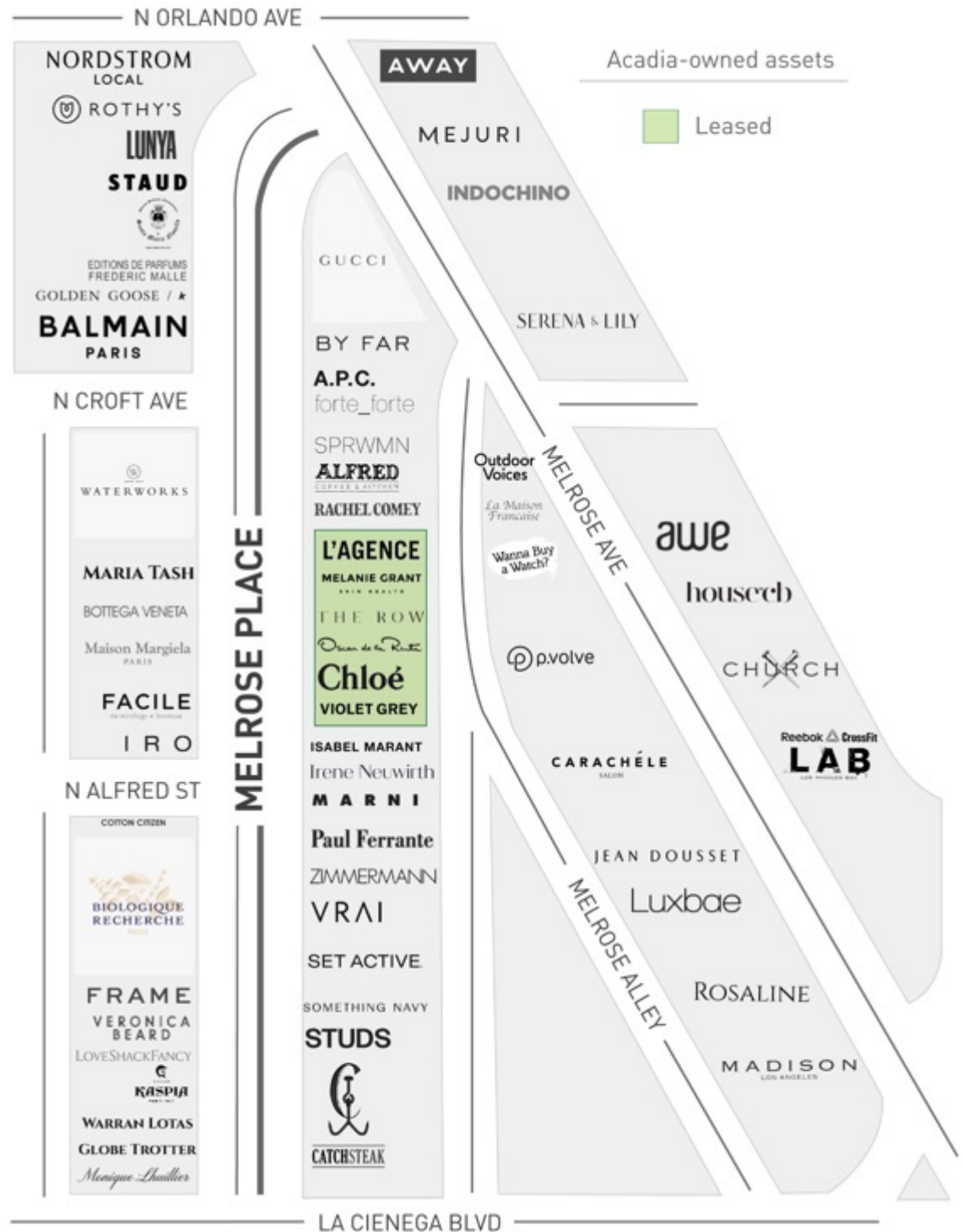


STREETS APART: FAIR VALUE RESETS GREATER OF 3% INCREASE OR FMV

Melrose Place 2023:
Three fair market resets
~30% cash spreads

MELROSE PLACE

LOS ANGELES, CA



URBAN PORTFOLIO



An aerial night photograph of San Francisco, showing the city's dense urban landscape and illuminated buildings. A semi-transparent white rectangular box is centered over the image, containing the text 'CITY CENTER SAN FRANCISCO, CA'. The background shows a mix of modern and older architecture, with the city's skyline visible in the distance under a dark blue sky.

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





555 NINTH ST
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



- 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

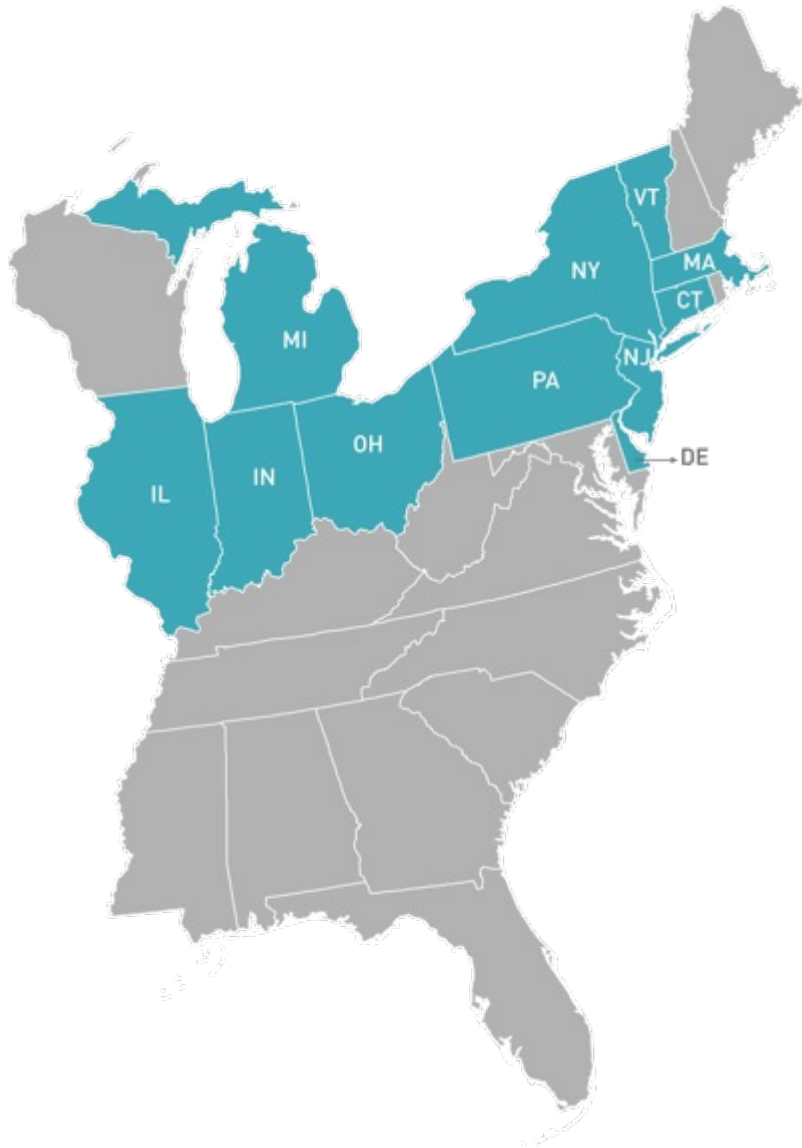




SULLIVAN
CENTER
CHICAGO, IL

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
Mark Plaza
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

Town Center
Market Square
Naamans Road
Brandywine Holdings

Connecticut

Town Line Plaza

Indiana

Merrillville Plaza

Illinois

Hobson West Plaza

Ohio

Mad River

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. In the foreground, a semi-transparent white grid pattern is overlaid on the image. The city features a mix of architectural styles, including a prominent dark, textured skyscraper on the left and several modern glass-fronted buildings. At the bottom center, a building with a 'PRIMARK' sign and a Target logo is visible. The background shows a wide body of water and distant city buildings.

CITYPOINT

BROOKLYN, NY





CITY POINT: MEANINGFUL VALUE AND EARNINGS ACCRETION

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

CITY POINT IS CENTRAL TO BROOKLYN

14 SUBWAY LINES

within one block of City Point

HIGH TRAFFIC

70k+ VPD on Flatbush Ave

5 MIN DRIVE

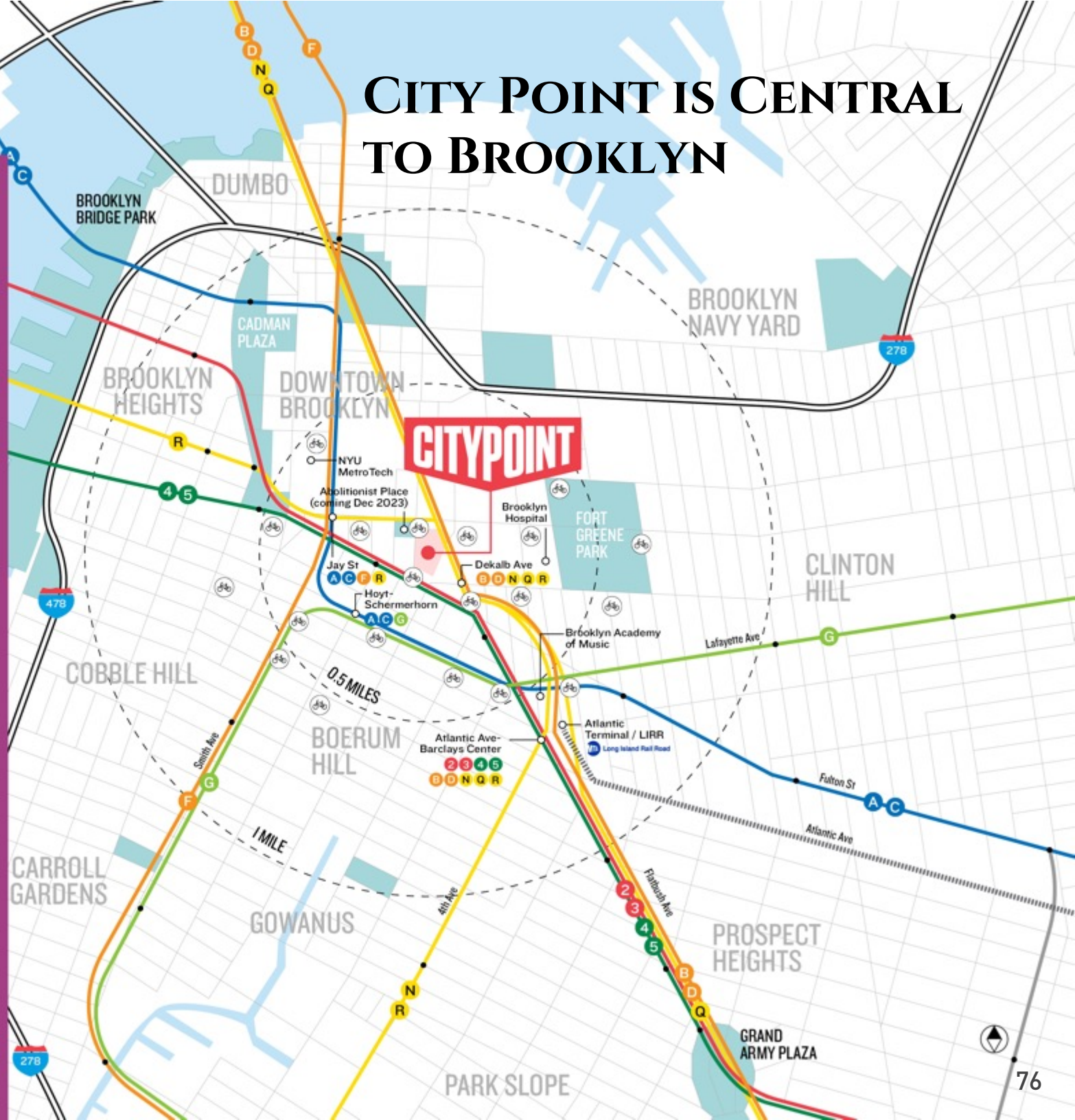
to the BQE

5 MIN DRIVE

to Brooklyn Bridge

10 MIN WALK

to Atlantic Terminal Transportation Hub





BROOKLYN'S STAR POWER

RollingStone



MUSIC POLITICS TV & MOVIES (SUB)CULTURE RS RECOMM



Greta Gerwig Crashes 'Barbie Premiere' at Alamo Drafthouse

"When we made this movie we made it with so much joy and hope" said the director at New York theater

BY CHARISMA MADARANG

JULY 21, 2023



Ayanna P.

@AyannaPrescod · Follow



Greta Gerwig crashed a Barbie screening at the Alamo Drafthouse in Brooklyn tonight and that's why that theater will always be superior.

8:44 PM · Jul 21, 2023



2.5K



Reply



Share



WAVE OF OPENINGS & LEASING MOMENTUM

2023



DIG

2024



Expansion

SEPHORA

FOGO DE CHÃO





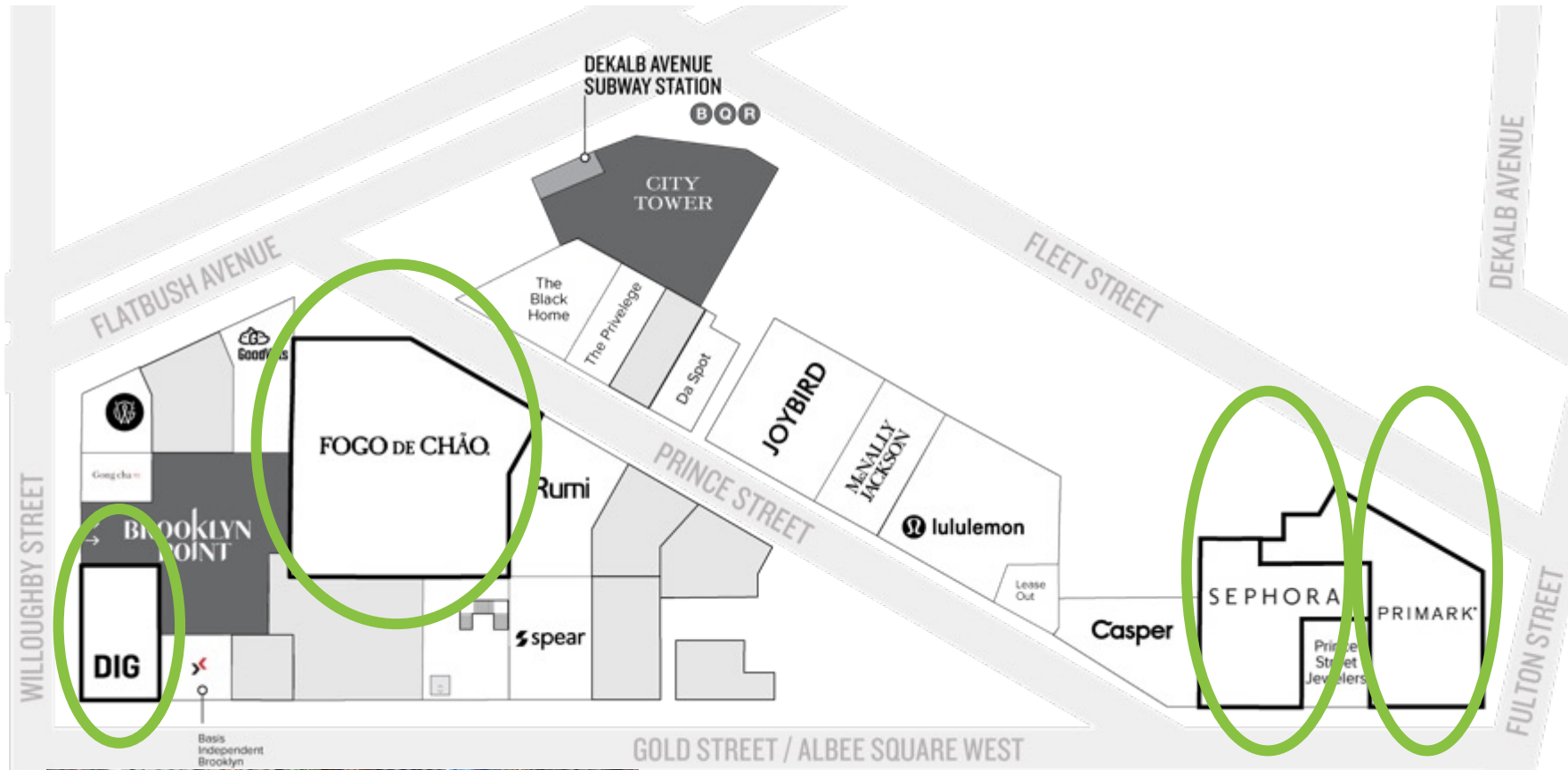
NEW ANCHORS TO DRIVE SIGNIFICANT TRAFFIC AND RETAILER DEMAND



CITY POINT UPDATE

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

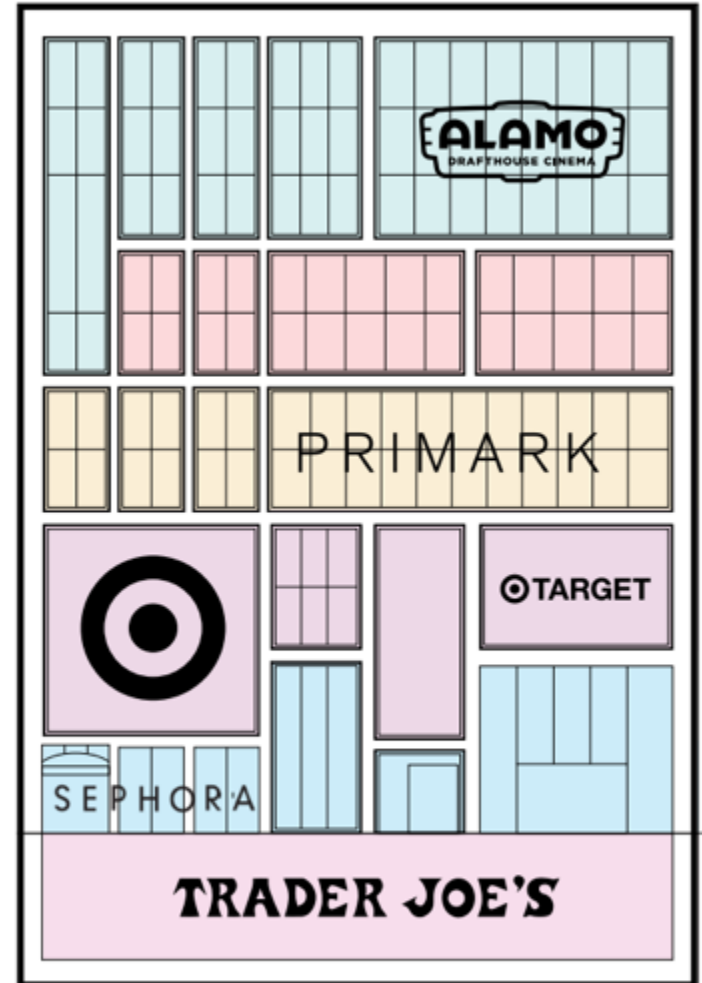
Complements Other Anchors:
Target, Trader Joe's, Alamo



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

CITY POINT IS 85% LEASED AS OF YEAR END 2023

Upper Levels 90% Leased	ALAMO DRAFFHOUSE CINEMA	5
	ALAMO DRAFFHOUSE CINEMA Court 16 NYU DENTISTRY	4
	PRIMARK* BASIS INDEPENDENT SCHOOLS	3
	TARGET BASIS INDEPENDENT SCHOOLS one medical	2
Street & Lower Levels 72% Leased	lululemon Casper FOGO DE CHÃO spear SEPHORA DIG GoodVets Gong cha	1
	JOYBIRD McNALLY JACKSON WRIGHT GOEBEL	
	TRADER JOE'S DeKALB MARKET THE ESCAPE GAME HAN DYNASTY SIXPOINT BREWERY	C



ANCHORED FOR GROWTH



Park anticipated to be completed in the next few months with prime spaces remaining



ABOLITIONIST PARK CONSTRUCTION ALMOST FINISHED

RYAN SERHANT SPOTLIGHT



Instagram

1.9M Followers

Ryan Serhant, host of Bravo's television series "Million Dollar Listing New York" posted a City Point video tour on his Instagram

https://www.instagram.com/p/CxtCPWuuHU_/?hl=en



