



ACADIA
— REALTY TRUST —

OUR PORTFOLIO
JUNE 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]





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

MKB



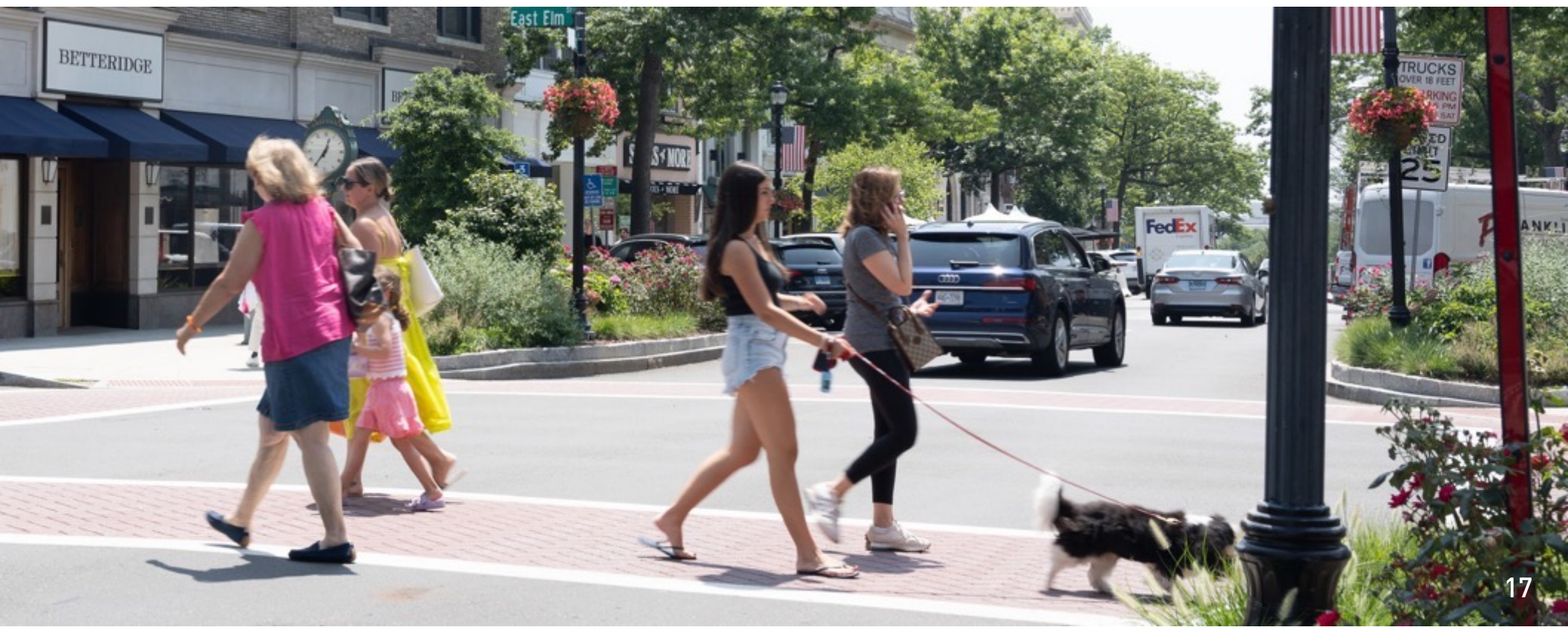
- BondVet
- Just Food for Dogs
- THE BUTCHER'S DAUGHTER



**MADISON
AVENUE**
NEW YORK CITY, NY



GREENWICH, CONNECTICUT



GREENWICH, CONNECTICUT

LEWIS ST.

FAHERTY

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

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

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.

Acadia-owned assets

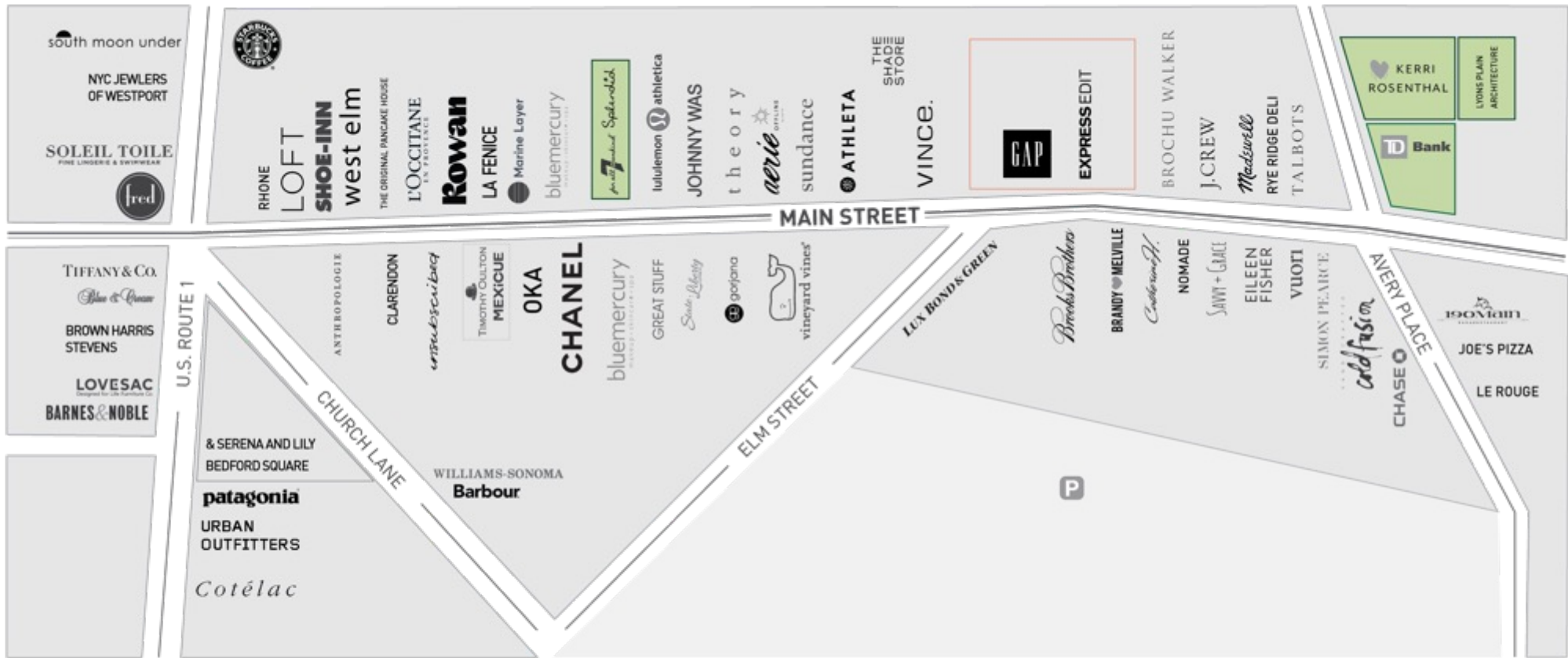
Leased Available



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.

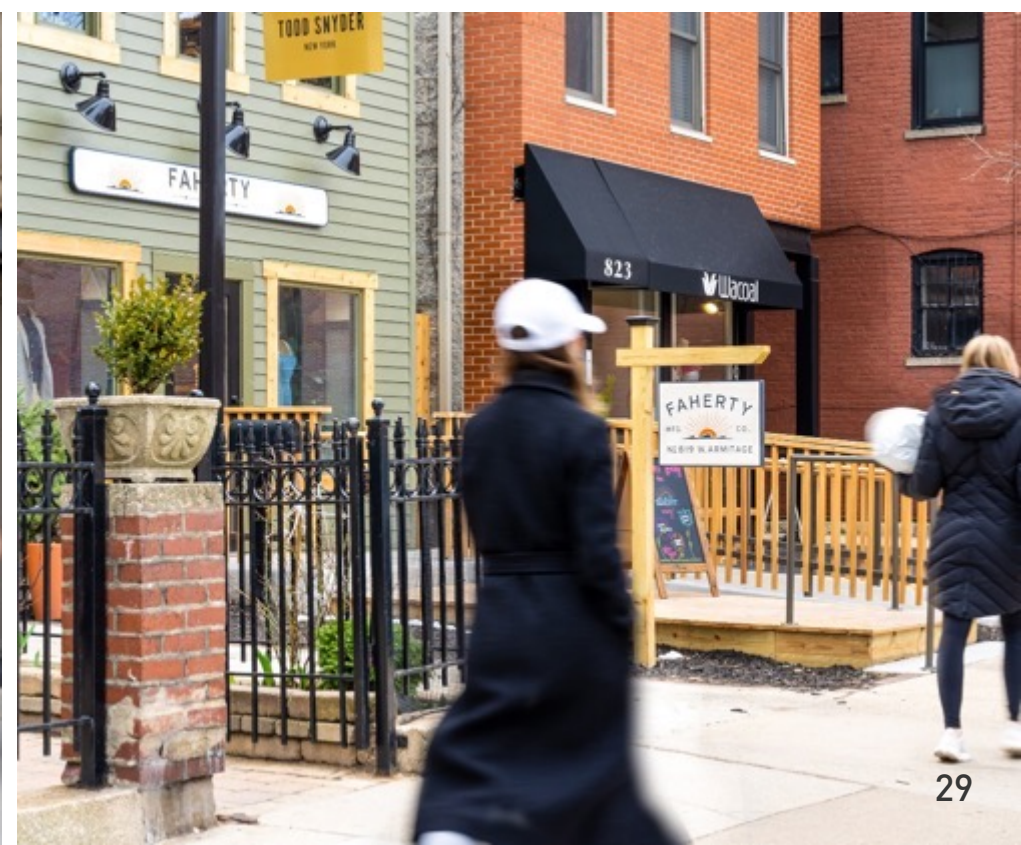




La COLOMBE
COFFEE ROASTERS

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
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
Kiehl'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

W ARMITAGE AVE



N. DAYTON ST

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

relolve
Summer Thornton Design
Lori's Shoes
Charlie Trotter's
Topdrawer
SEE
The Store
7 Eleven
Blue Door
Helen Ficalora
Beaumont Bar
CAFE BAR BEERARI
ozii boutique
ROCK N RAGS
womica + andy
LEFT ON THREAD
pure barre

W. DICKENS AVE

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

W. WEBSTER AVE

STARBUCKS
Halsted Street Dental
Illinois Skin Center
CLUB MONACO
bluemercury

N HALSTED ST

Shiloh
Soul Prime
Sugaring NYC
Schlitz Bar

citibank
Residences

eDrop-off Luxury
Consignment
Elementary School

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

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



Before

**21 E CHESTNUT,
CHICAGO, IL**

RUSH - WALTON



After

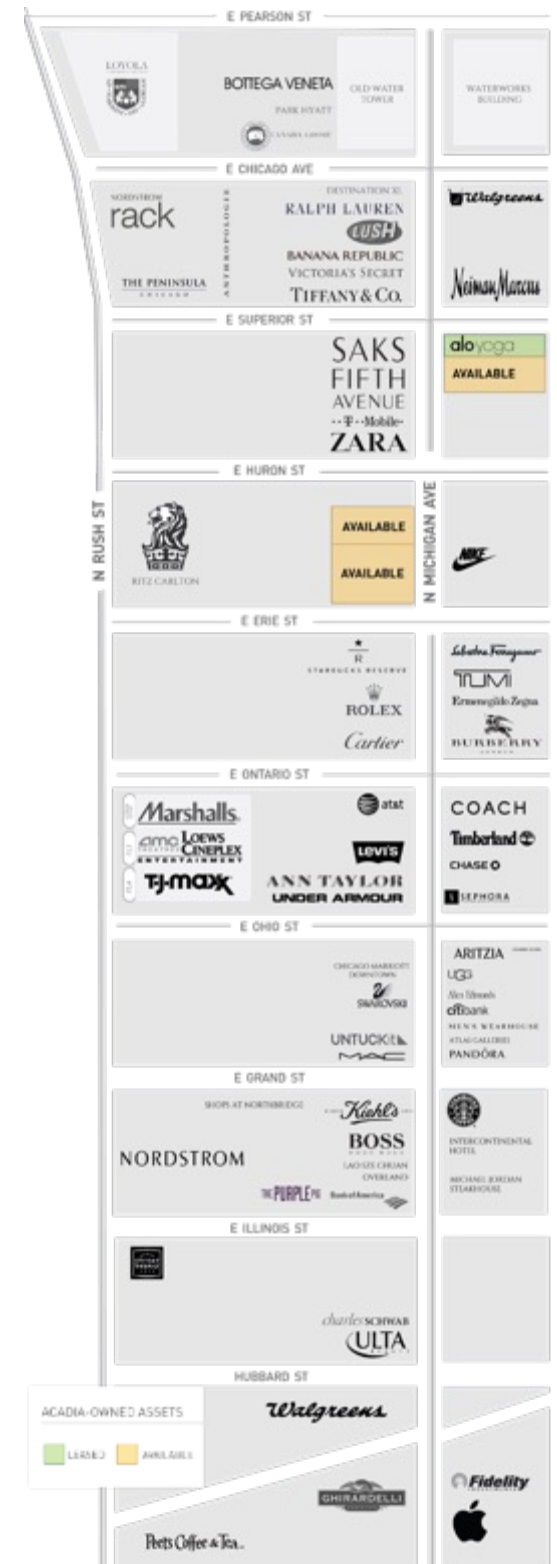
RUSH-WALTON

CHICAGO, IL





**NORTH
MICHIGAN
AVENUE**
CHICAGO, IL





CLARK & DIVERSEY

CHICAGO, IL



W DIVERSEY PKWY APPROX. 20K PEDS / DAY



ACADIA-OWNED ASSETS

- AVAILABLE
- LEASED



BAR CADIA

BARCADIA

HENDERSON
AVENUE
DALLAS, TX

HENDERSON AVENUE

DALLAS, TX



KNOX STREET DISTRICT

75

TECOVAS
HEYDAY
WARBY PARKER

Salon 5012

Reformation

THE OLD MONK

SHERWIN WILLIAMS

PAINT

PIE TAP

MAYER'S GARDEN

HENDERSON AVE

FUTURE DEVELOPMENT

Skellig
HH HIDEAWAY
fuzzi

LP LOCAL PUBLIC EATERY
AVAILABLE
AVAILABLE

VERITAS

LIP LAB BY JITE
AVAILABLE
AVAILABLE
GEMMA

wonder BAR

KSP RENOVATOR

BARCADIA

c.repower YOGA

BONOBOS

Louie's

Highfives
PLOMO
HAIRSTORY STUDIO
KNOT STANDARD

CAVE

SPROUTS FARMERS MARKET

ACADIA-OWNED ASSETS

LEASED AVAILABLE







**MELROSE
PLACE**
LOS ANGELES, CA



GUCCI

GUCCI

VIOLET GREY

THE INDUSTRY'S BEAUTY EDIT

8452
MELROSE PLACE

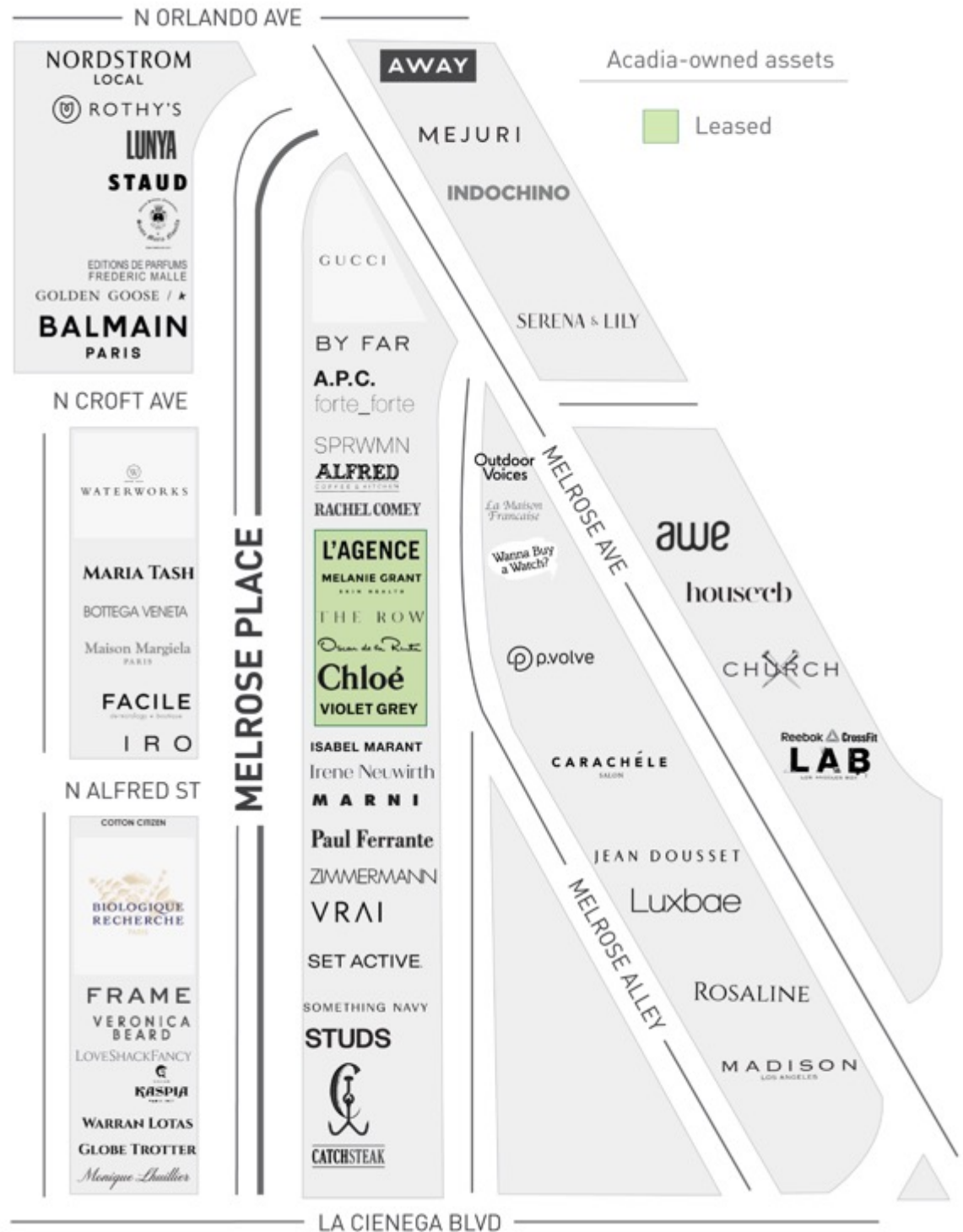
MELROSE PLACE
LOS ANGELES, CA





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





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
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. 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, very tall, dark skyscraper on the left and several modern glass-fronted buildings. At the bottom of the grid, the logos for Primark and Target are visible. The background shows a wide body of water and distant city buildings under the twilight sky.

CITYPOINT

BROOKLYN, NY



NYU DENTISTRY
Bronx & Patient Care

PRIMARK

Target

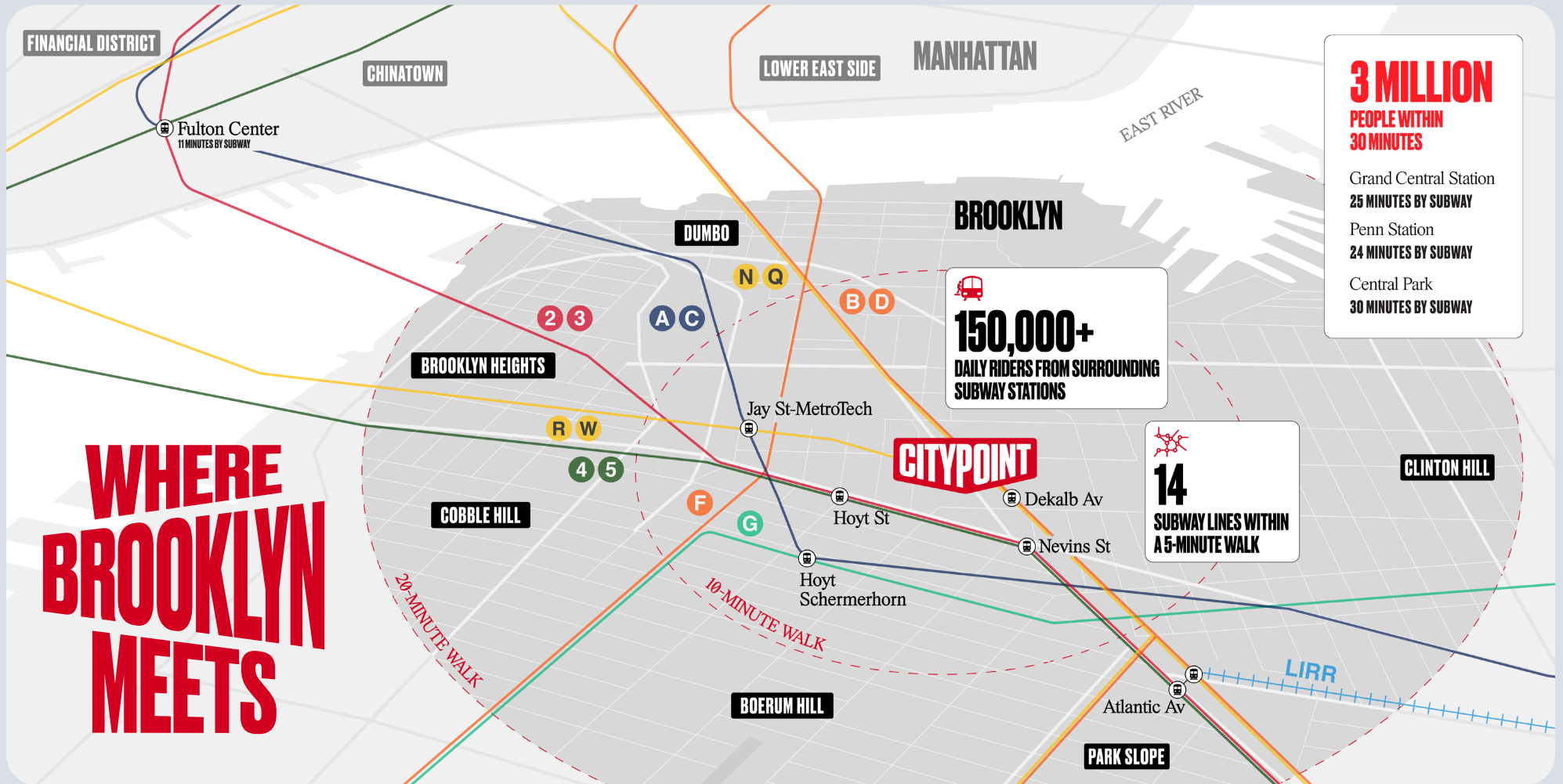
Target



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

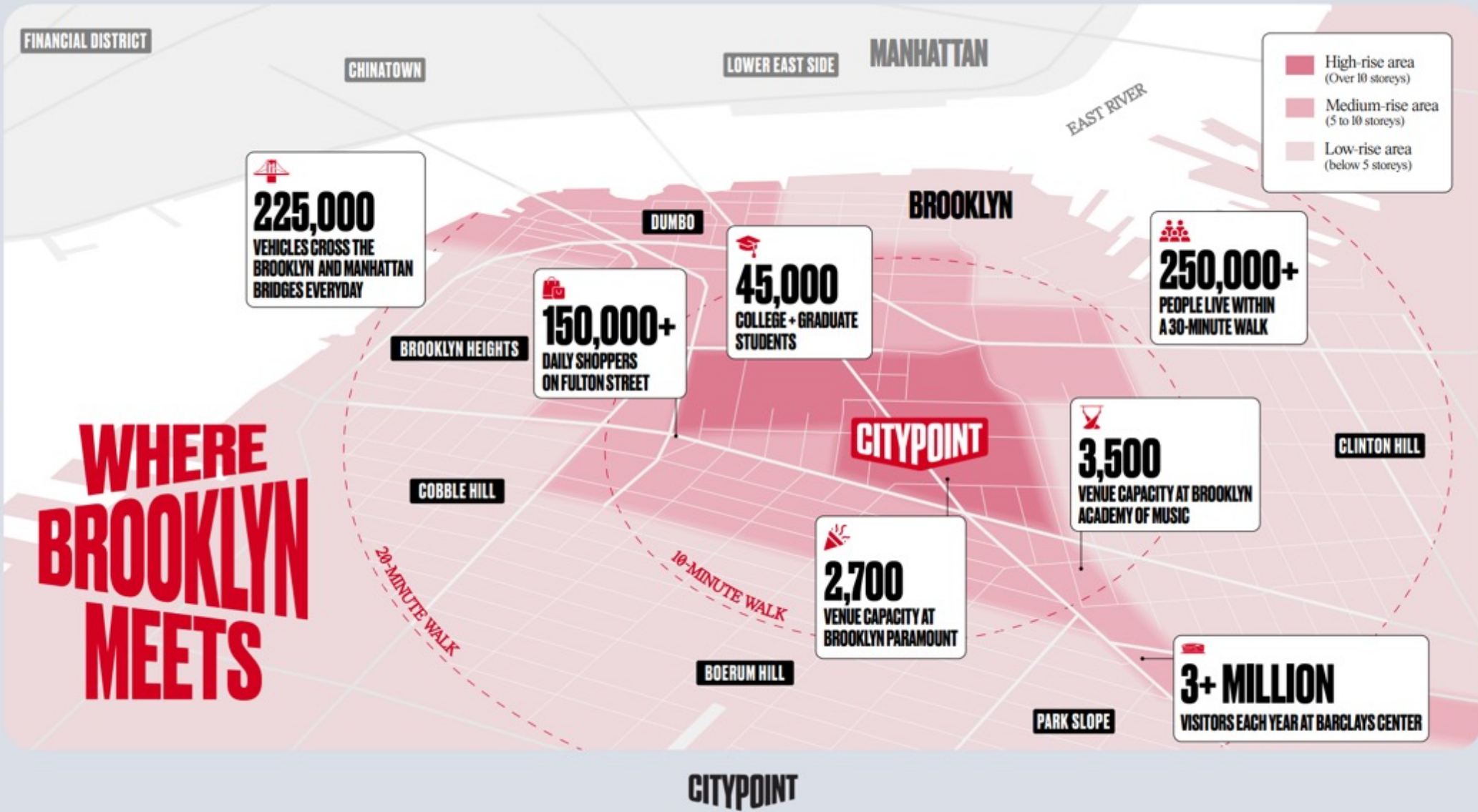
150,000+
DAILY RIDERS FROM SURROUNDING
SUBWAY STATIONS

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



SEPHORA

FOGO DE CHÃO

Expansion



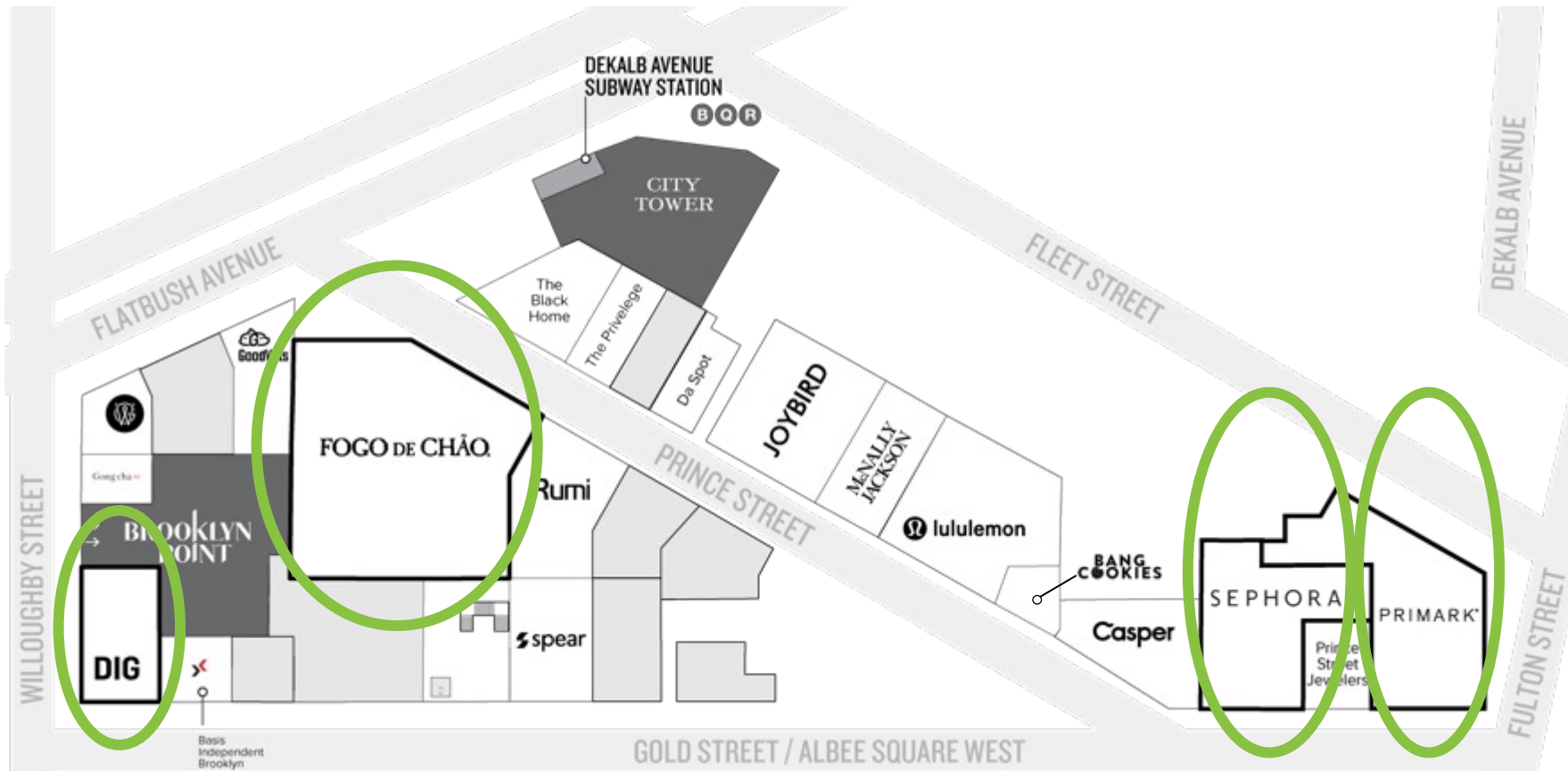
NEW ANCHORS TO DRIVE SIGNIFICANT TRAFFIC AND RETAILER DEMAND



CITY POINT UPDATE

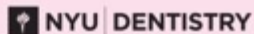
Ground Floor Anchors at Key Entrances Secured:
Primark, Sephora, Fogo De Chao, Dig

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® 

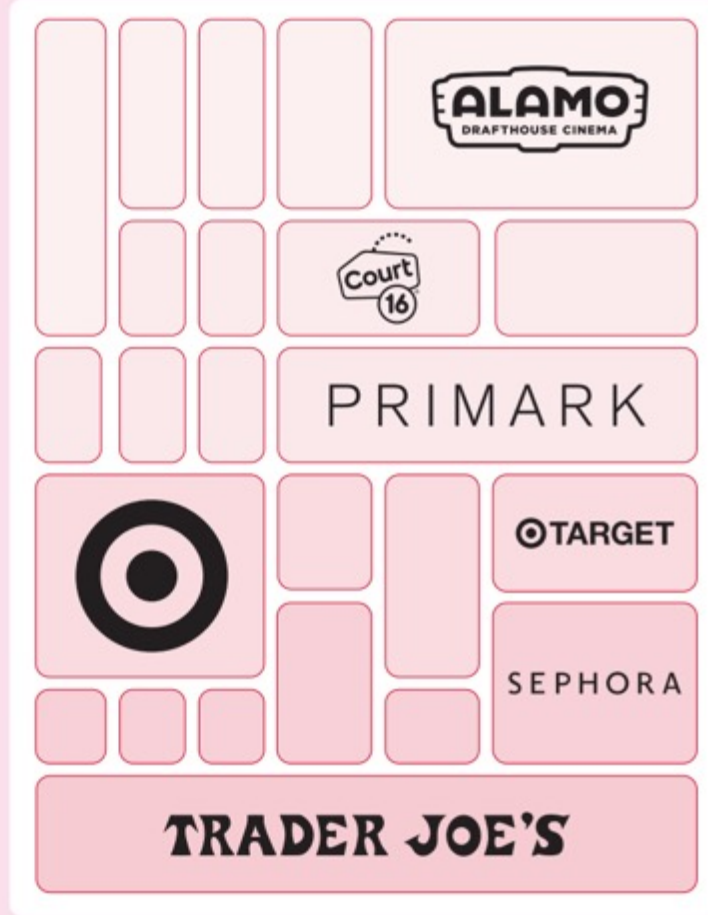
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CITYPOINT



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.

 acadiarealty.com

ACADIA
— REALTY TRUST —

 [acadiarealtytrust](https://www.linkedin.com/company/acadiarealtytrust)