

ACADIA

Realty. Trust.

vuori

vuori



maje

Our Portfolio 2025

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Street 3

Urban 46

Suburban 55

City Point 57





Street Portfolio

STREET

URBAN

SUBURBAN

CITY POINT

CLUB MONACO

83

SOHO

NYC



83 Spring Street





GIVENCHY

GIVENCHY

Y-3

NO PARKING
Monday - Friday
8am - 6pm

92-94 Greene St.



WILLIAMSBURG
Brooklyn - NYC

123-129 N. 6th St.

Madewell

MEJURI

NO PARKING ANYTIME
→
TEMPORARY CONSTRUCTION REGULATION

WHAT HAPPENS IN A NEW YORK MINUTE?

EXTRA 40% OFF SALE STYLES
FOR 100 SELECT DENIM

Madewell

109 N. 6th St.

DIG

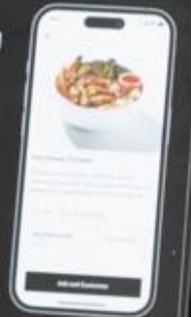
Levain

sweetgrain



**EAT MORE.
EARN MORE.**

\$5 off your first order and \$5 for every \$50 you spend



DOWNLOAD THE DIG APP

DIG.

166 N. 4th Street



On Run Club Williamsburg

Who
All abilities encouraged; runners, walkers, movers

What
Easy 2-5 mile group run enjoying Williamsburg's superb views

Where
93 N 6th St at On Williamsburg

When
Tuesday nights at 6:30pm

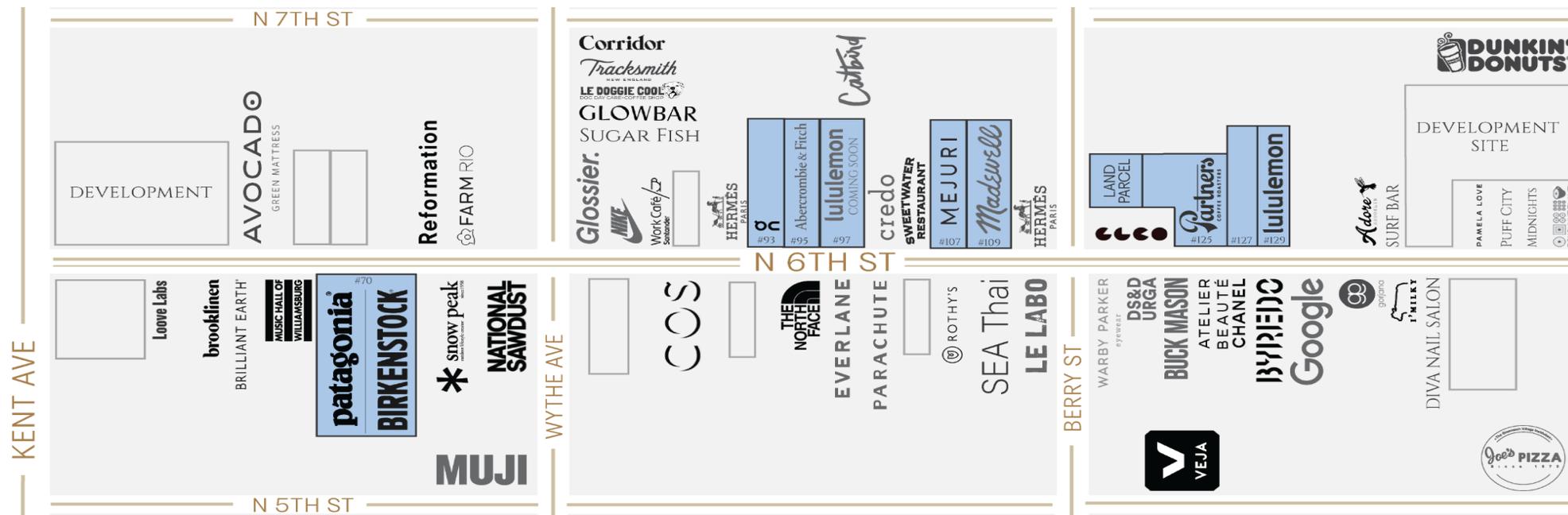
Why
Free way to engage with community and to ignite your spirit through movement



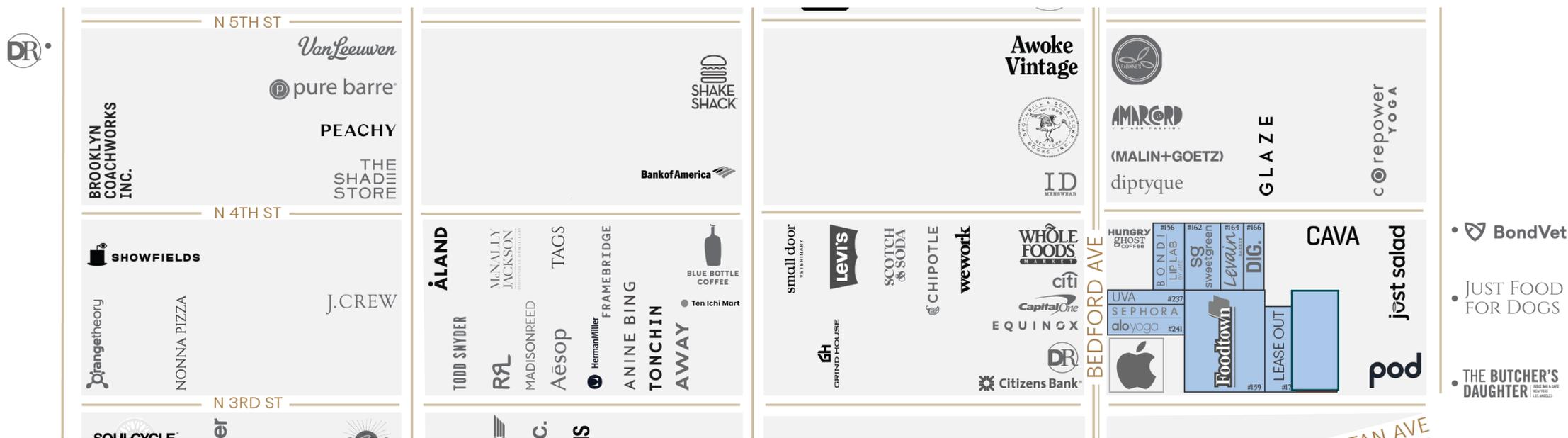
Williamsburg

Brooklyn - NYC

North 6th Street Corridor



Bedford Avenue





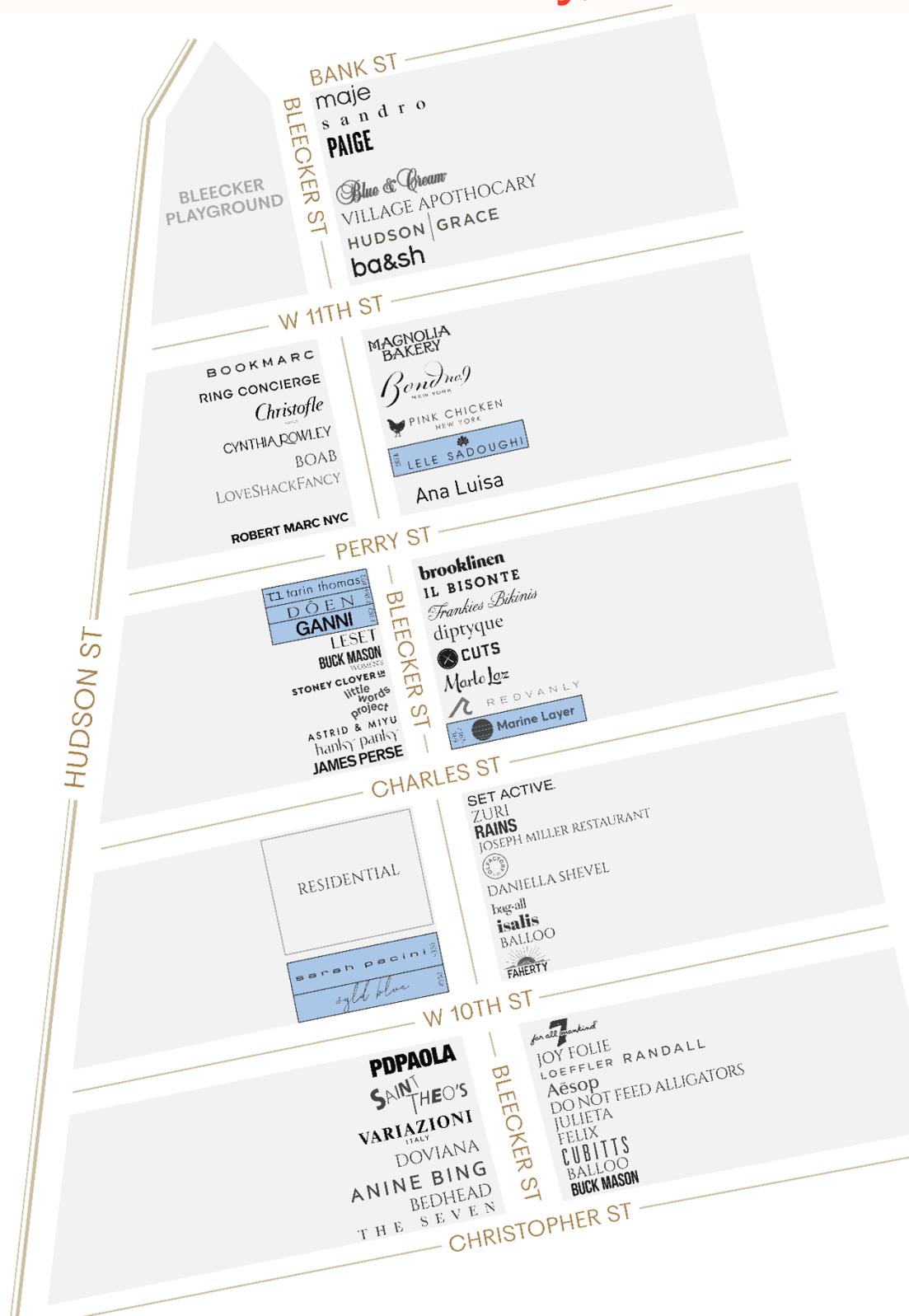
WEST VILLAGE

NYC



West Village

New York City, NY





GREENWICH

Connecticut



BETTERIDGE

BETTERIDGE

GREENWICH
EST. 1640

East Elm St

Greenwich

Greenwich Connecticut



for all mankind

Splendid*

WESTPORT

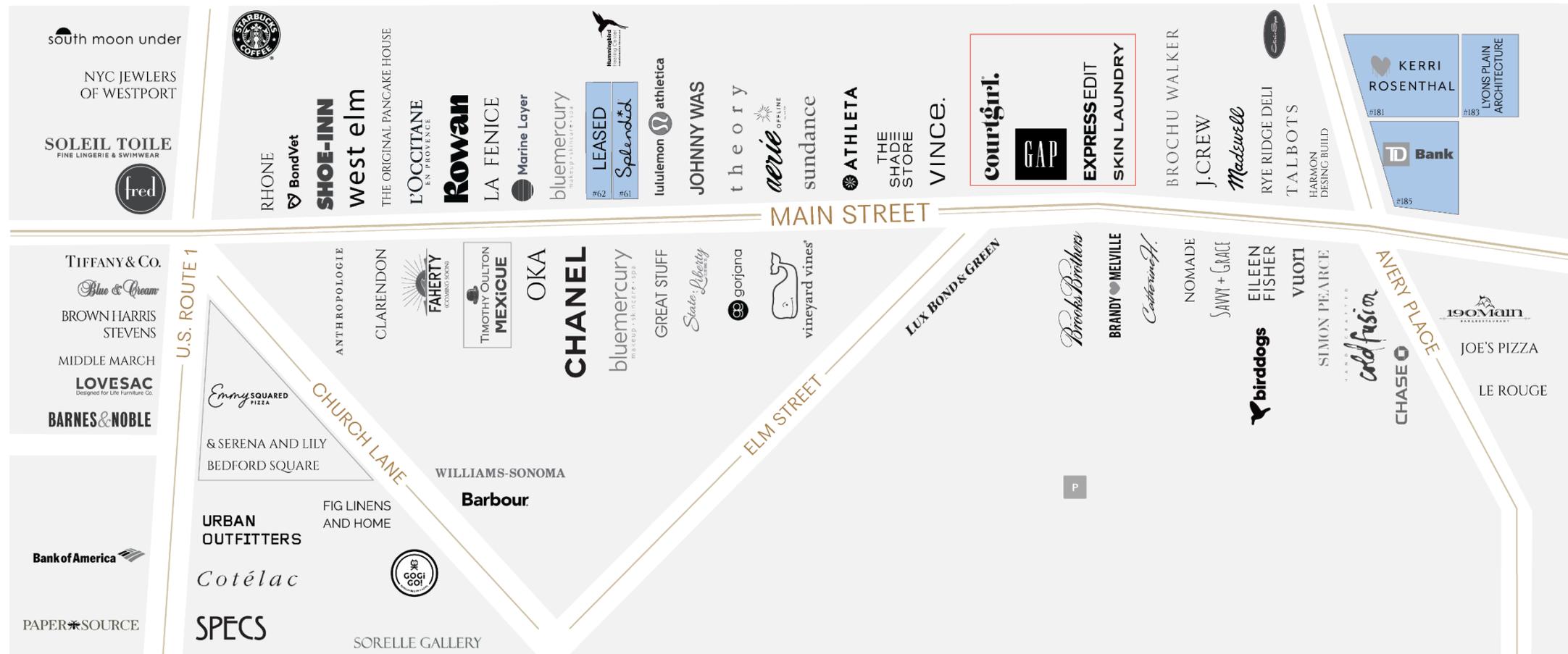
Connecticut



Warmer days ahead
Come shop
our New
Spring Collection
@shoem
2032279246

sundance

Westport Connecticut





GEORGETOWN
Washington, D.C.



Lululemon



3265





ARMITAGE
FAHERTY
MFG. CO.
Chicago, IL



Armitage

Chicago, IL

7 ELEVEN
CHICAGO BAGEL AUTHORITY
Mugsy
DRY CLEANER
Clare V.
WINTRUST BANK, N.A.

ART OF PURE
The Second Child
KINGADES BAR
TACO BELL
W
ART EFFECT
SHEFFIELD EL STATION

N BISSELL ST

PERUVIAN CONNECTION
CHICAGO BAR SHOP
PAPER+SOURCE
THE BLK TUX #917
OLD TOWN SCHOOL OF FOLK MUSIC
Kiehl's #907
gorjana
MAISON MARTIN MARGIELA FRENCH CAFE

Frankies Bikinis
NAIL SALON
THE TIE BAR
JENNI KAYNE #912
INDOCHINO
VILLAGE COBBLER
DREAMDRY
HOTEL Chocolat.

N FREMONT ST

LUSH
Aesop
#853 SERENA & LILY
#851 WARBY PARKER
#849 *Levain*
#845 BONOBOS
#843 *allbirds*
#841 *Rails*
#837 **Huckberry**
INTERIOR DEFINE

W ARMITAGE AVE

La COLOMBE
BUCK MASON
benefit
Margaret Casey
ROTHY'S
STATE & LIBERTY
HAGGAR
Walgreens

N DAYTON ST

ALL SHE WROTE
#823 MOSCOT
#819 FAHERTY
TODD SNYDER NEW YORK
OLD NATIONAL BANK

拉麵さん (RAMEN-SAN)
Leonidas
Pasta Palooza

redolent
SUMMER THORNTON DESIGN
LORI'S SHOES
CHARLIE TROTTERS
TOPDRAWER
SEE
Byline Bank
THE STORE
7 ELEVEN
SUBWAY
Blue Book
MESHANE'S EXCHANGE
HELEN FIGALORA
BEAUMONT BAR

W DICKENS AVE



GOLD COAST

Chicago, IL



E WALTON
932 N

lululemon

Glossier

Glossier

ONE WAY
←



LOW ZONE

NEWSPAPERS



930 N. Rush St.



STREET CLEANING
NO PARKING
9AM - 1PM
TUESDAYS
APRIL 1 - 06
TOW ZONE

Reformation

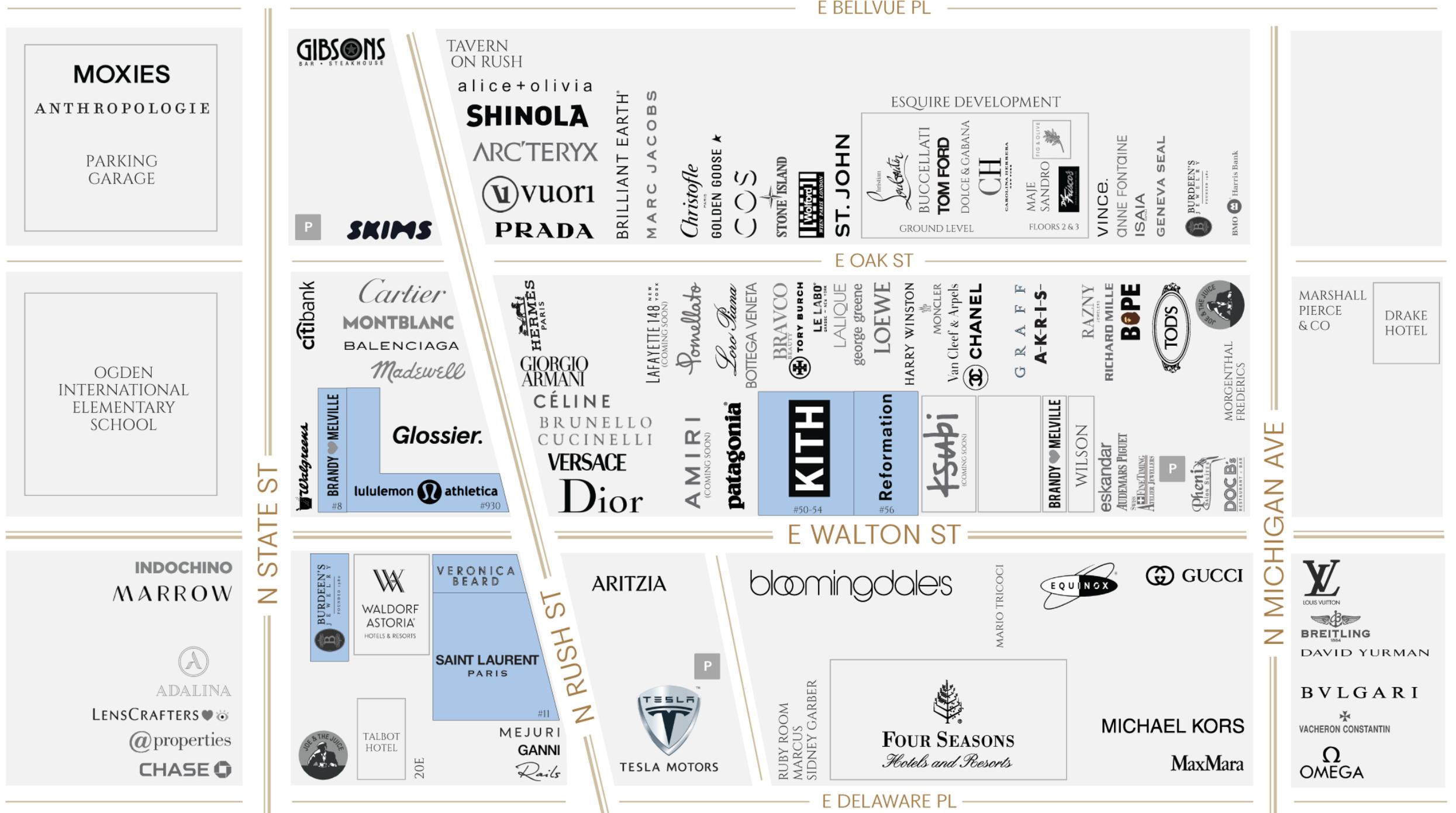
Reformation

ksabi
⊕ ⊕

56 E. Walton St.

Gold Coast

Chicago, IL



NORTH MICHIGAN AVE.

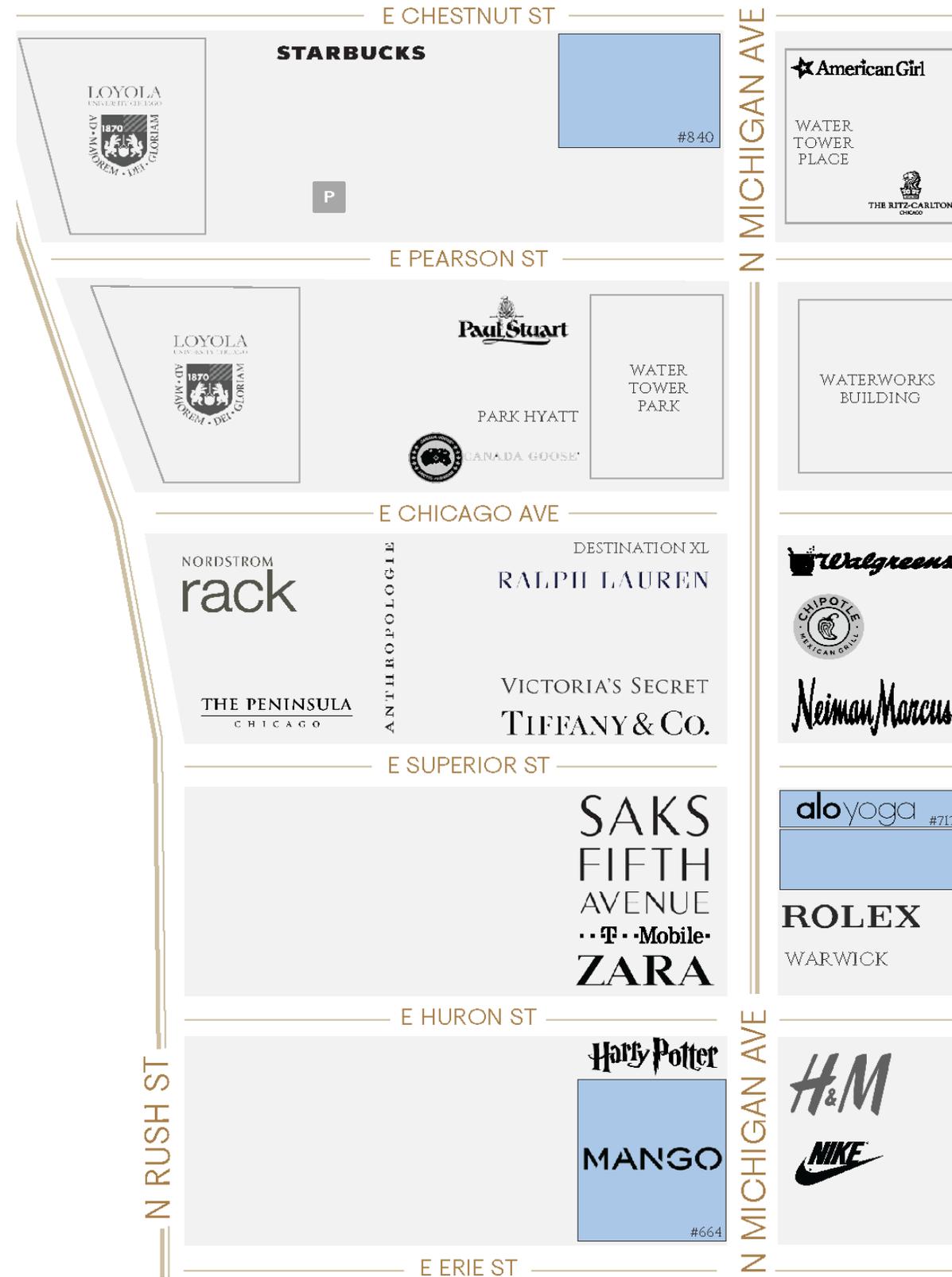
Chicago, IL

MANGO

664 North Michigan Ave.

North Michigan Avenue

Chicago, IL





N ORCHARD ST
700 W

TRADER JOE'S

TRADER JOE'S

TRADER JOE'S

TRADER JOE'S

TRADER JOE'S

TRADER JOE'S

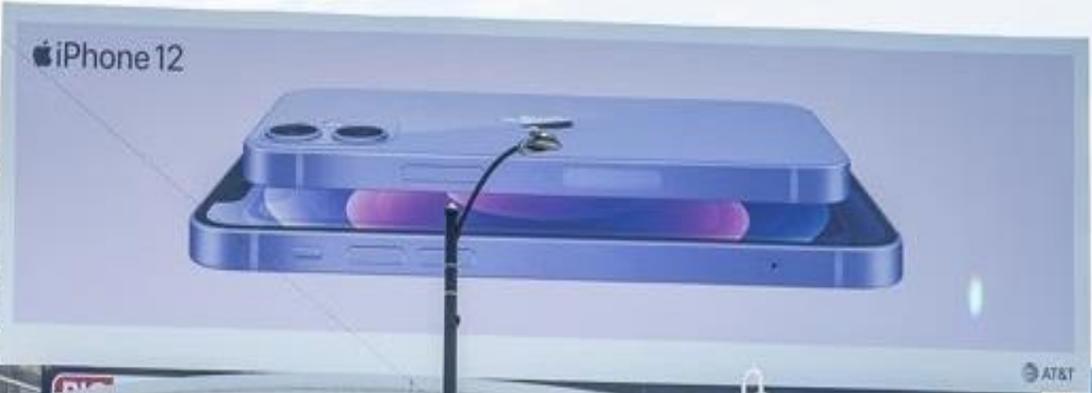
TRADER JOE'S

CLARK & DIVERSEY

Chicago, IL

NEW!
OUR BEST SELLING
SHAW
HAS GONE
ORGANIC
PINT GRISIO
CHARDONNAY
PINT NOIR
ROSE
CABERNET
SAUVIGNON
PICK UP YOUR
FAVORITE TODAY!

667 W. Diversey Pkwy



2747 N. Clark Street

Clark & Diversey

Chicago, IL



W DIVERSEY PKWY APPROX. 20K PEDS / DAY





KNOX-HENDERSON
Dallas, TX

Henderson Avenue

.... After



Inception Phase -

2022

Acquired assets
15 retail buildings

(~120K square feet)

Expansion Phase -

2024-2025

2024 -2025 Breaking Ground,
Design, & Development
Up to 10 incremental buildings

(~ 161k square feet)

Occupancy Phase -

2027-2028

Lease
Commencements

Final Phase -

2027-2028

Asset
Stabilization









MELROSE PLACE

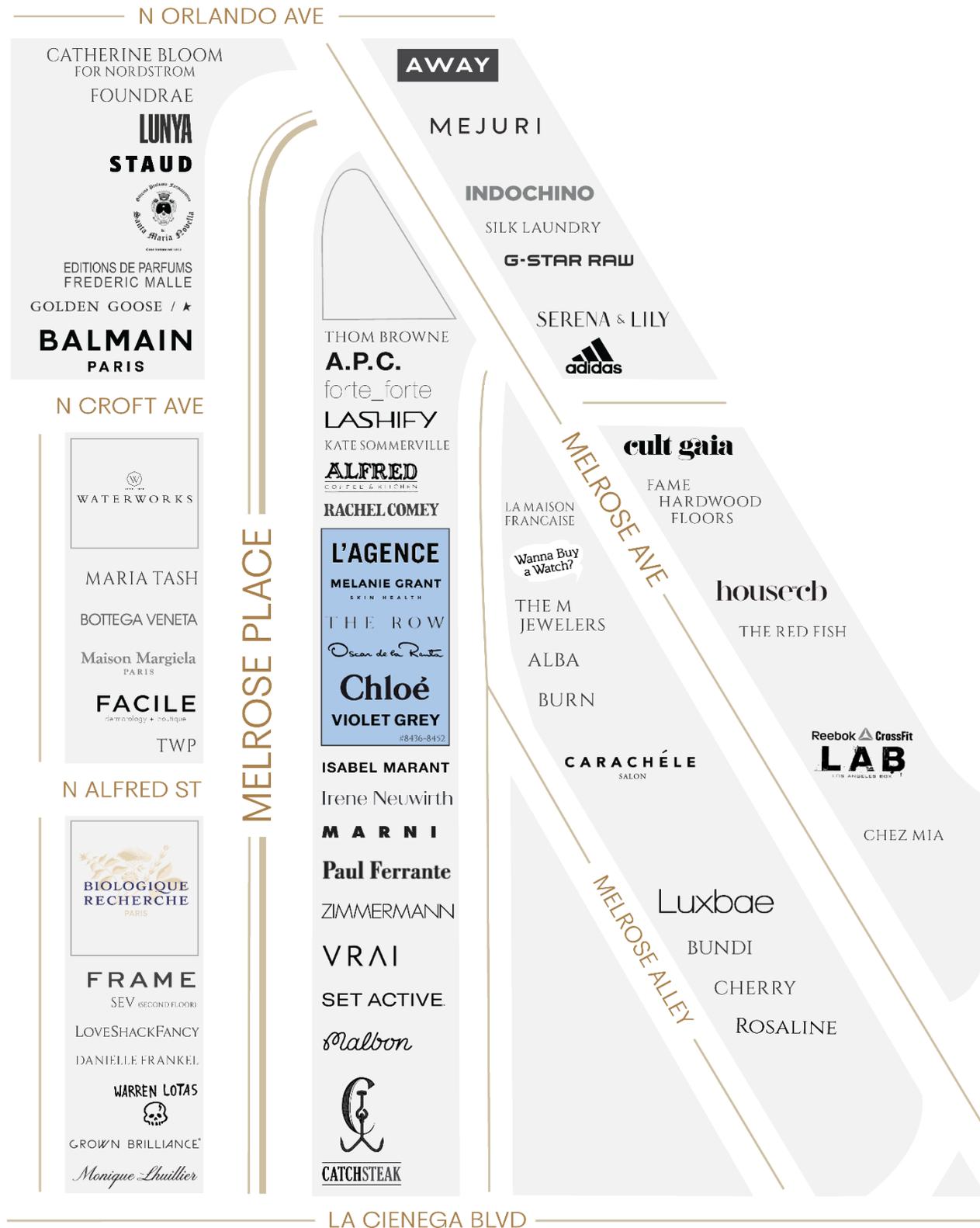
Los Angeles, CA



8452 Melrose Place

Melrose Place

Los Angeles, CA





Urban Portfolio

STREET

URBAN

SUBURBAN

CITY POINT



CITY CENTER

San Francisco, CA

City Center

San Francisco, CA



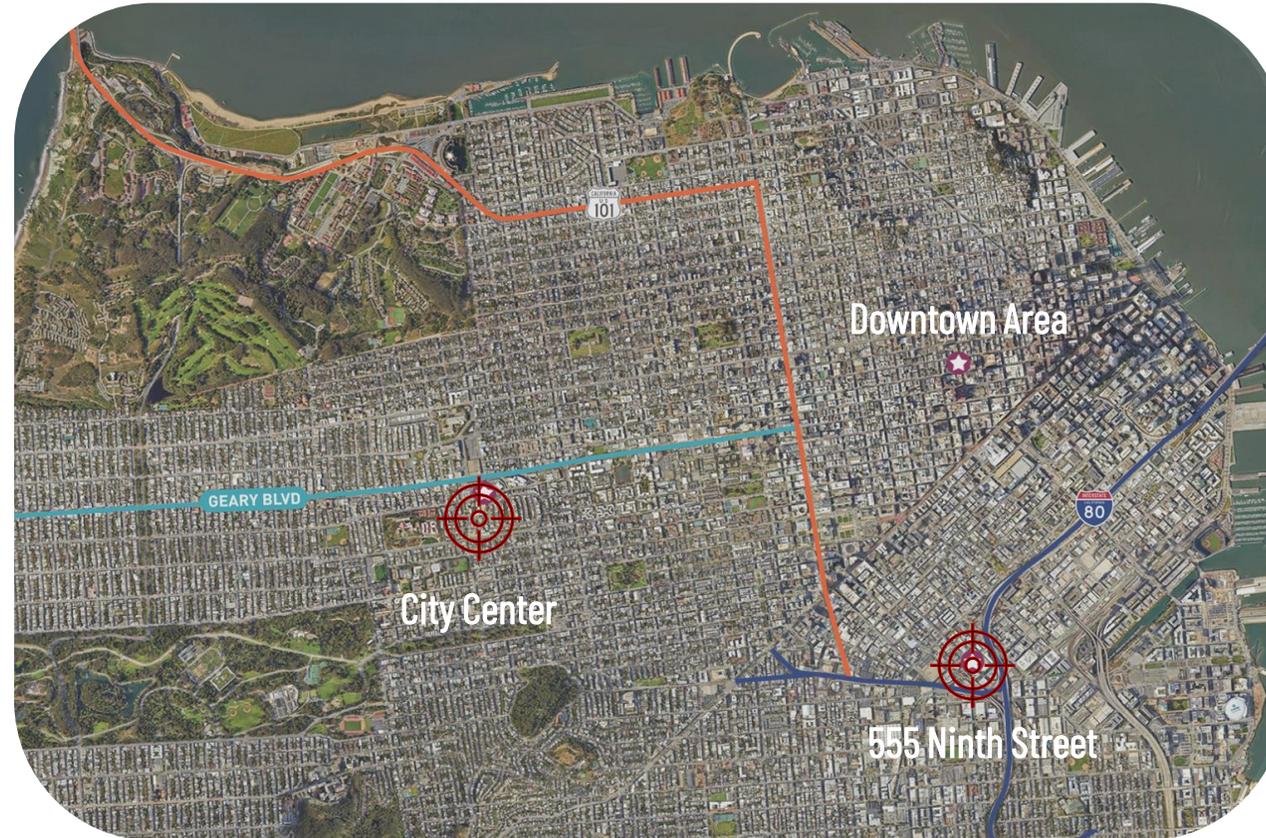


555 NINTH STREET
San Francisco, CA

555 Ninth Street

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

TRADER JOE'S

TRADER JOE'S


PARKING ONLY
MINIMUM FINE \$250


PARKING ONLY
MINIMUM FINE \$250



555 Ninth Street

The image shows the exterior of a The Container Store. The building has a white facade with a prominent blue horizontal band above the entrance. The logo, a stylized blue 'C' shape, is positioned to the left of the store's name, 'The Container Store', which is written in a large, bold, blue sans-serif font. Below the name, the website address 'www.thecontainerstore.com' is visible in a smaller, lighter blue font. The entrance features large glass windows and doors, with several blue circular signs that say 'Order Pickup'. A white SUV is parked in the foreground on the right, and two silver SUVs are parked on the left. The sky is clear and blue.

 **The Container Store**
www.thecontainerstore.com

555 Ninth Street

SULLIVAN CENTER
CHICAGO, IL

Sullivan Center

TAXI 3726 TAXI



Sullivan Center



Suburban Portfolio

STREET

URBAN

SUBURBAN

CITY POINT

SUBURBAN PORTFOLIO

Overview

~25% of the total portfolio is Suburban



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



City Point New York

STREET

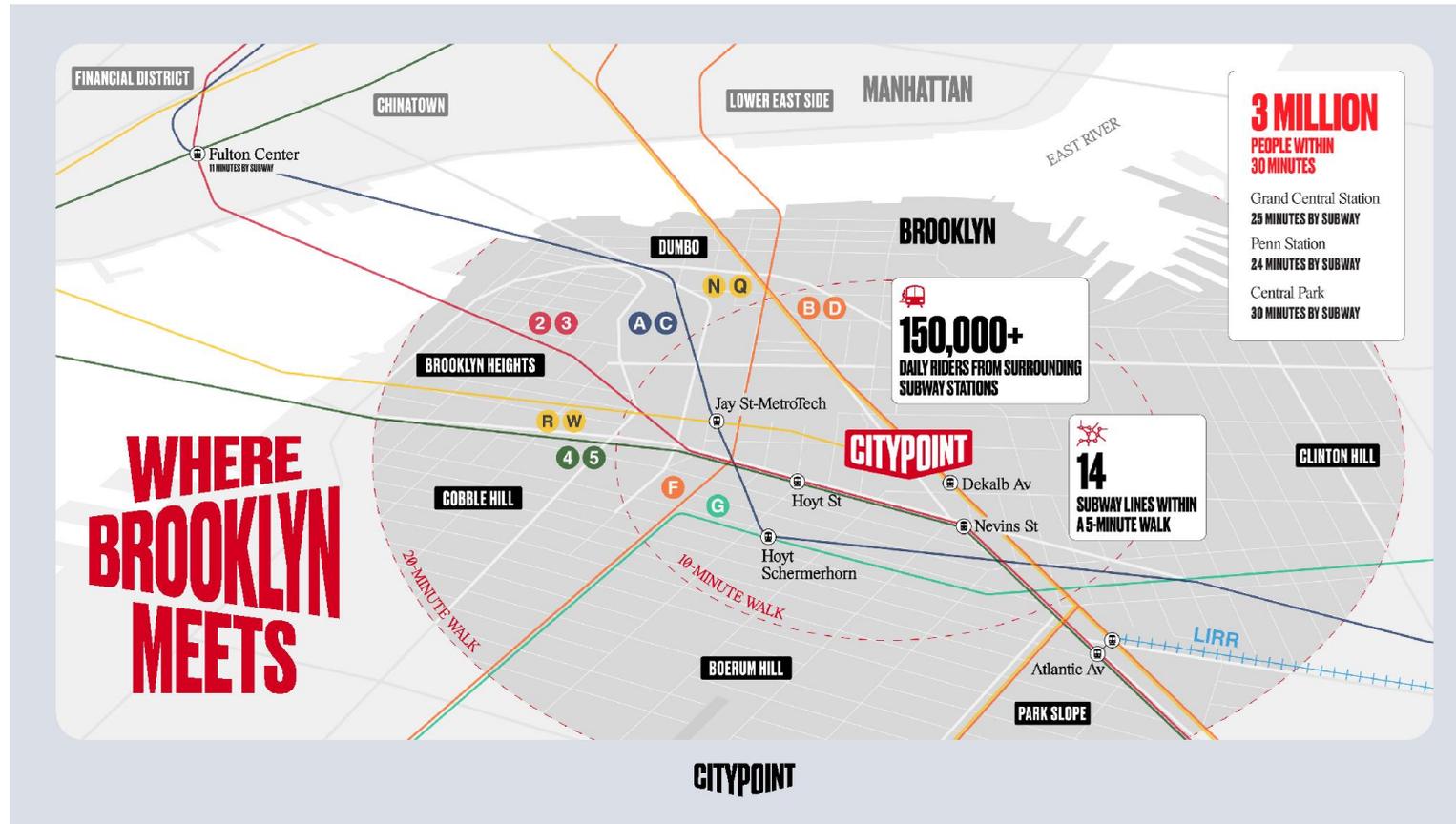
URBAN

SUBURBAN

CITY POINT

City Point

Brooklyn, NY



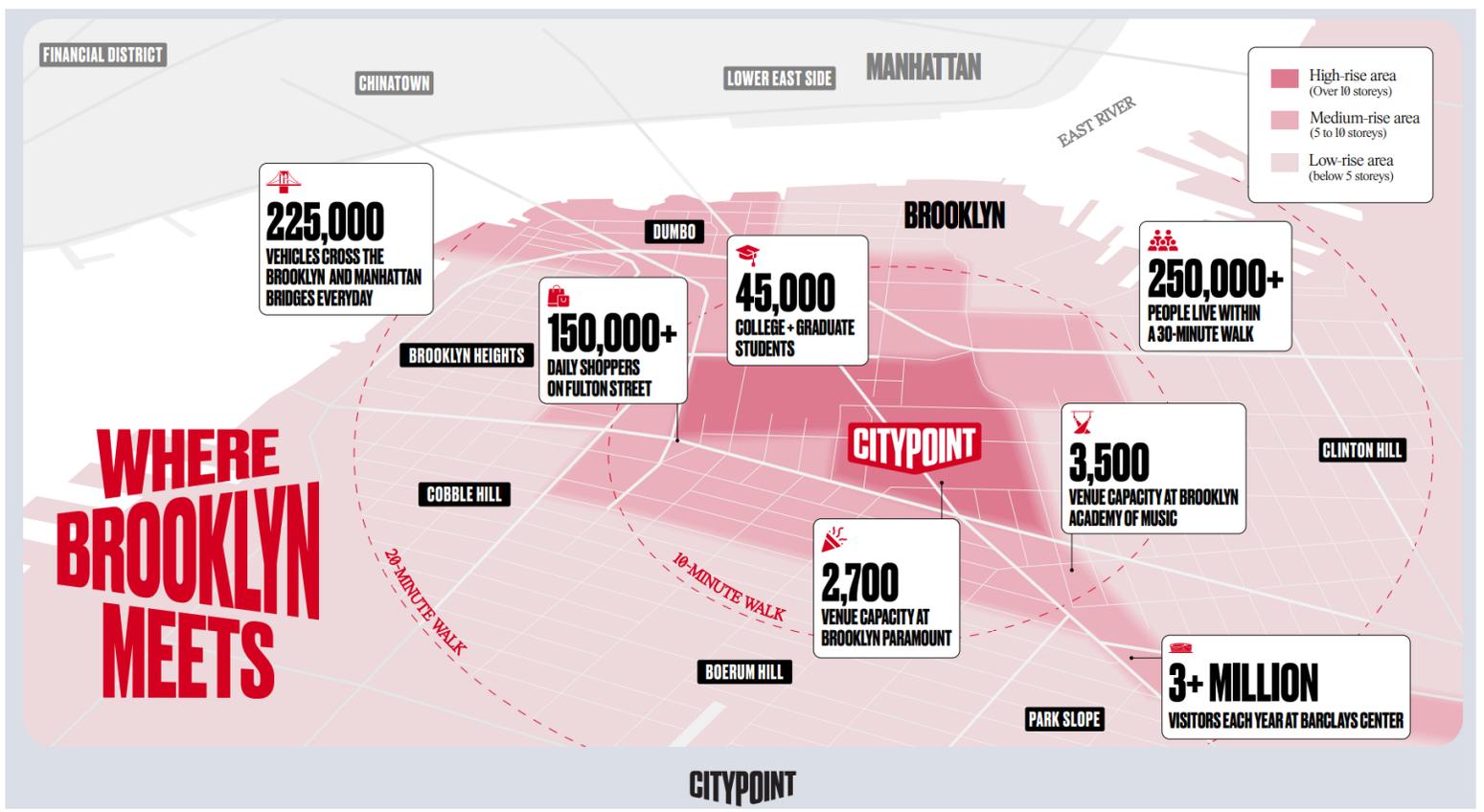
☑ 7.2 million yearly visitors

In The Heart of The City:

- City Point is the largest mixed-use development in all of Brooklyn and encompasses nearly 500k square feet of retail, restaurants, a food hall, entertainment venues, athletic facilities below luxury apartments.

City Point

Brooklyn, NY



Significant Traffic & Retail Demand

2024



SEPHORA	WRIGHT  GOEBEL
 GoodVets	 Expansion
FOGO DE CHÃO	 THE ESCAPE GAME

In The Heart of The City:

- High quality space strategically held back to capture increased tenant demand from newly completed park and key anchors.
- Ground floor anchors at key entrances secured by: Primark, Sephora, Fogo De Chao, and Dig.
- Complements to other anchors include Target, Trader Joe's, and Alamo.

City Point

Brooklyn, NY

QUALITY FROM TOP TO BOTTOM

04



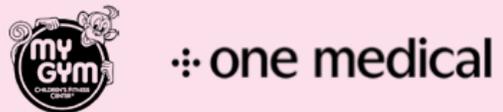
03



02



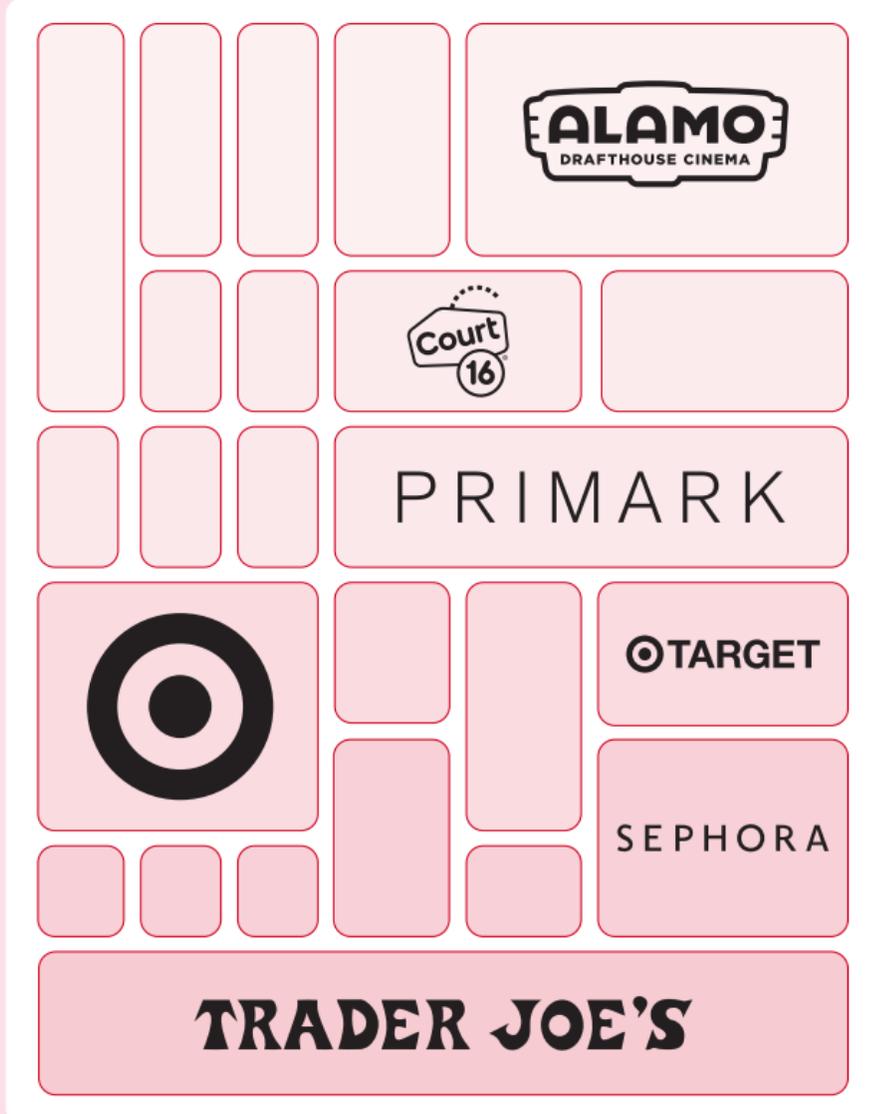
01A



01



C



CITYPOINT



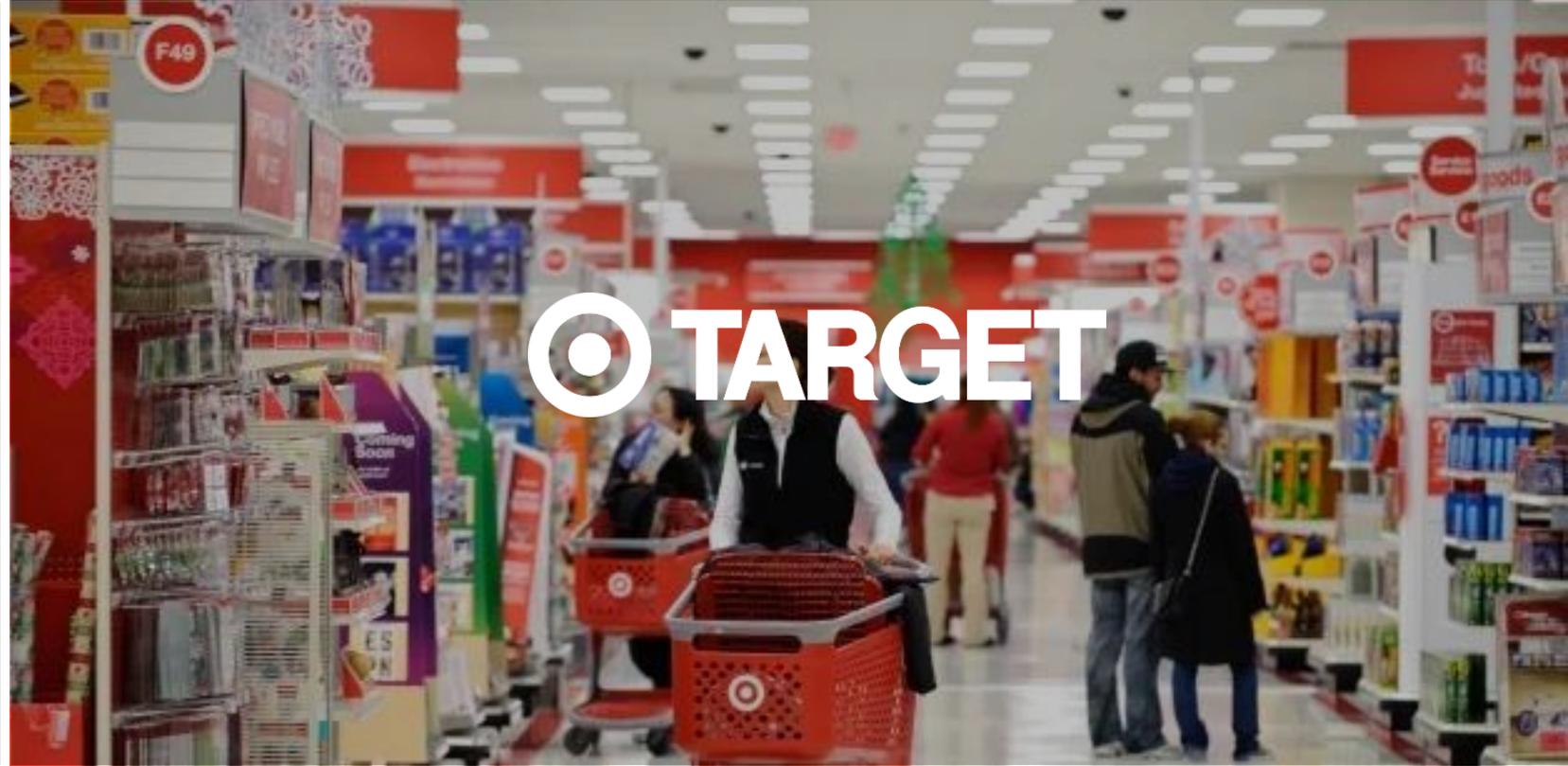
City Point



City Point



TRADER JOE'S



TARGET



ALAMO DRAFTHOUSE CINEMA



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 (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). 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 instability and global trade disruptions, which may lead to a disruption of or lack of access to the capital markets and other sources of funding, 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, including the impact of recently announced tariffs on our tenants and their customers, and their effect on the Company's and our tenants' 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; (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 corporate responsibility metrics, goals and targets, tenant willingness and ability to collaborate towards reporting such metrics and meeting such goals and targets, and the impact of governmental regulation on our corporate responsibility 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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 [acadiarealtytrust](https://www.linkedin.com/company/acadiarealtytrust)

ACADIA