



# Our Portfolio 2024

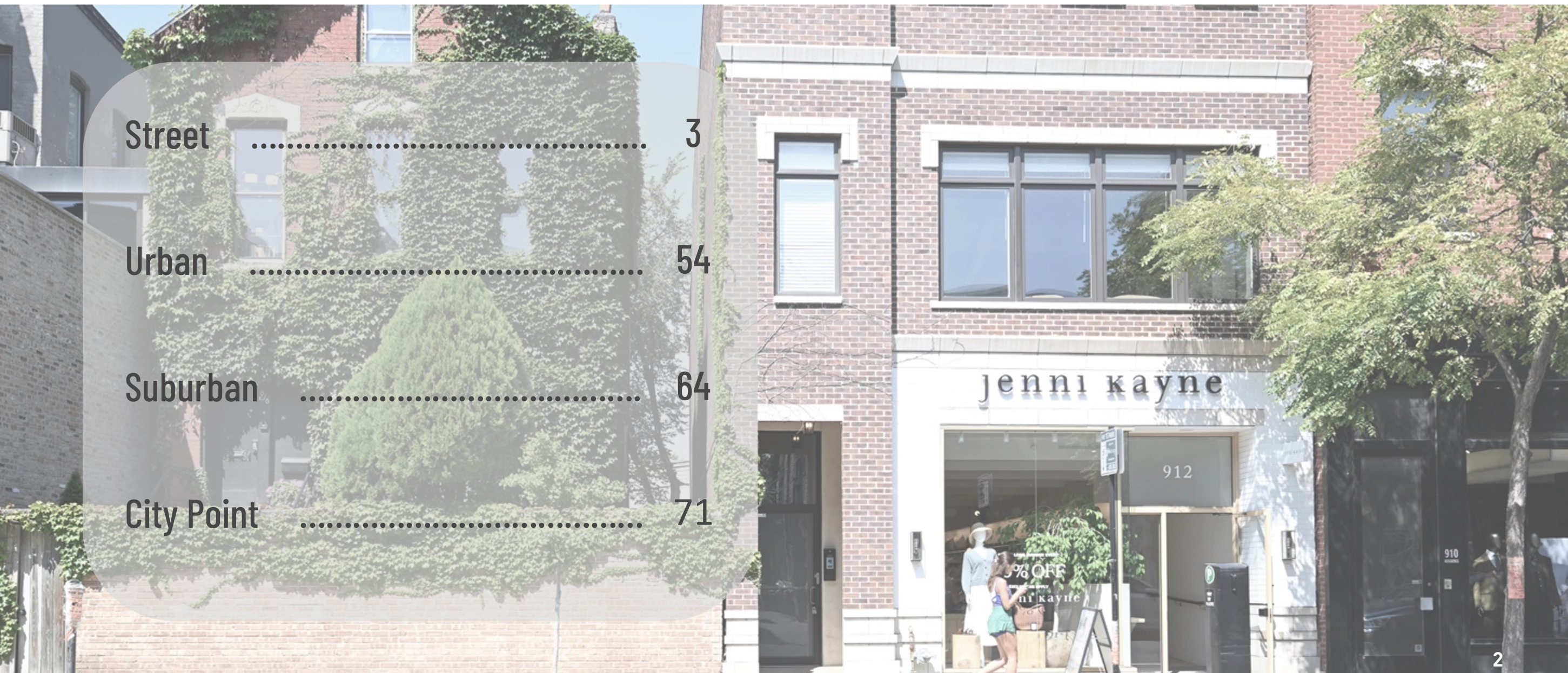


**ACADIA**  
REALTY TRUST



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# STREET PORTFOLIO





**SOHO**

NEW YORK CITY, NY





CLUB MONACO

83



PULL

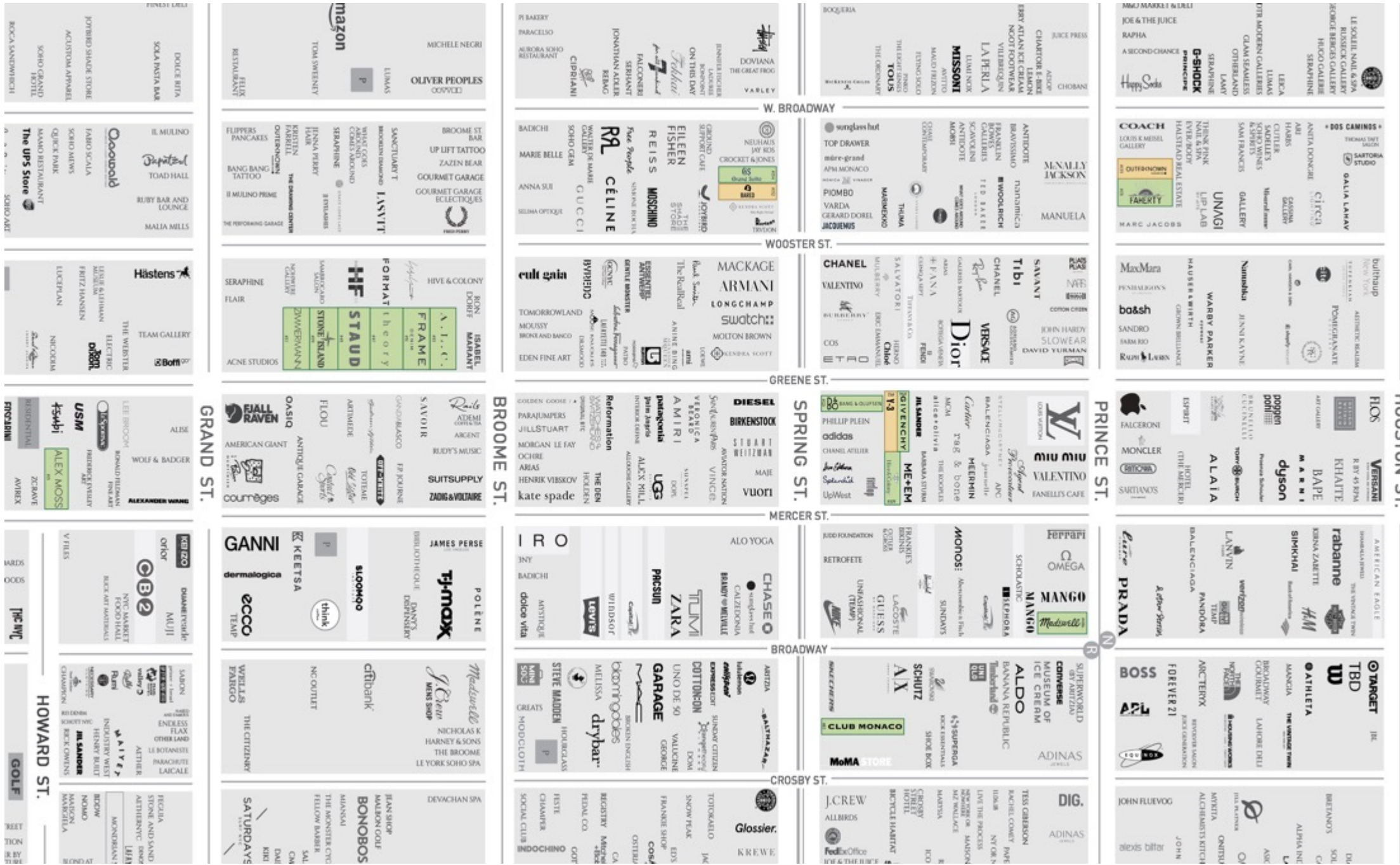
CLUB MONACO

Now  
opened

83 Spring Street  
SoHo, NY

# SOHO

## NEW YORK CITY, NY



Acadia-owned assets

■ Leased

■ Available





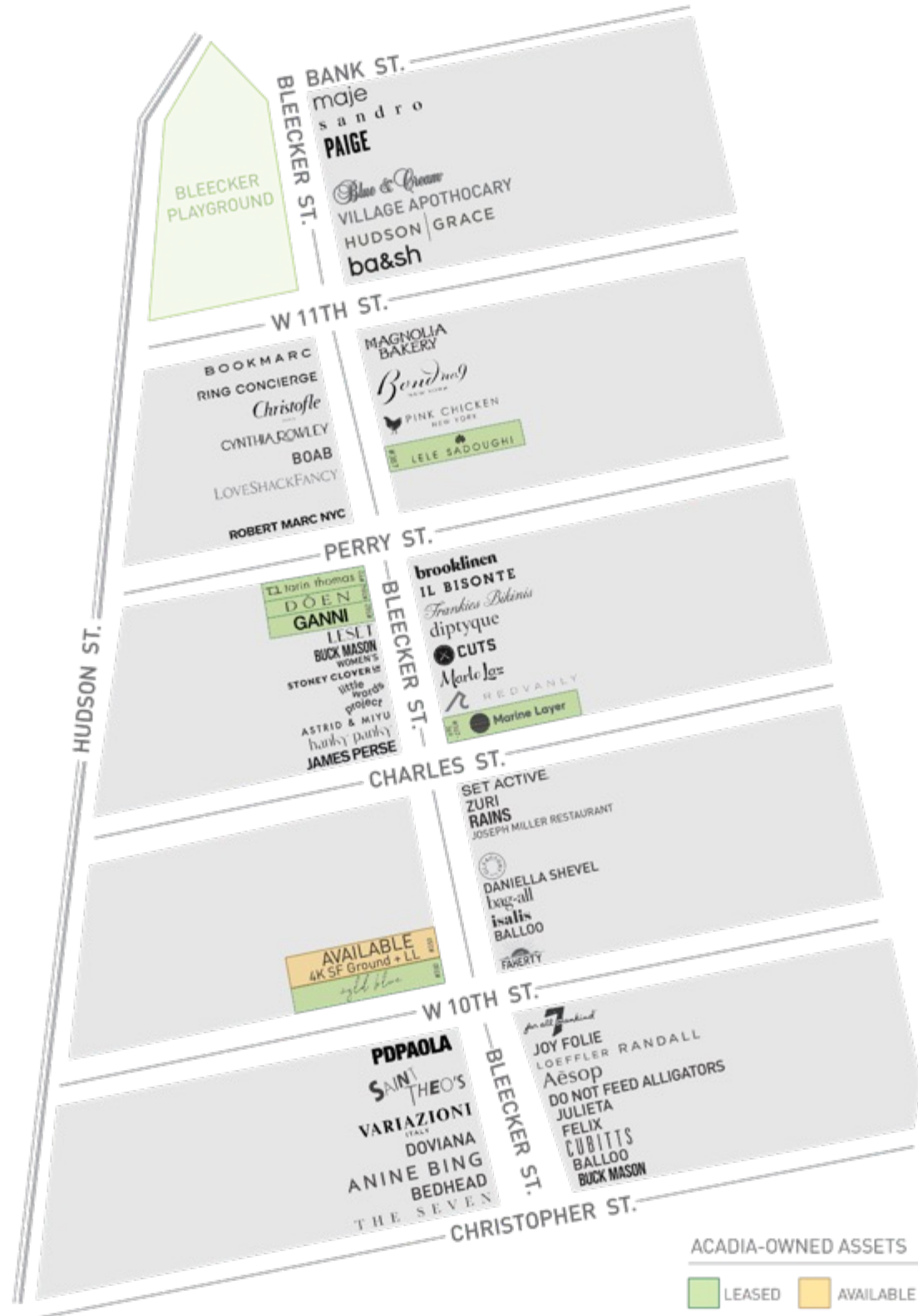
# WEST VILLAGE

NEW YORK CITY, NY



# WEST VILLAGE

NEW YORK CITY, NY



ACADIA-OWNED ASSETS  
■ LEASED ■ AVAILABLE

SEPHORA  
STUDIO

SEPHORA STUDIO

# WILLIAMSBURG

Brooklyn, NY

CORCORAN





Partners  
COFFEE ROASTERS  
BROOKLYN • NEW YORK



K.O.R.E  
BARBER

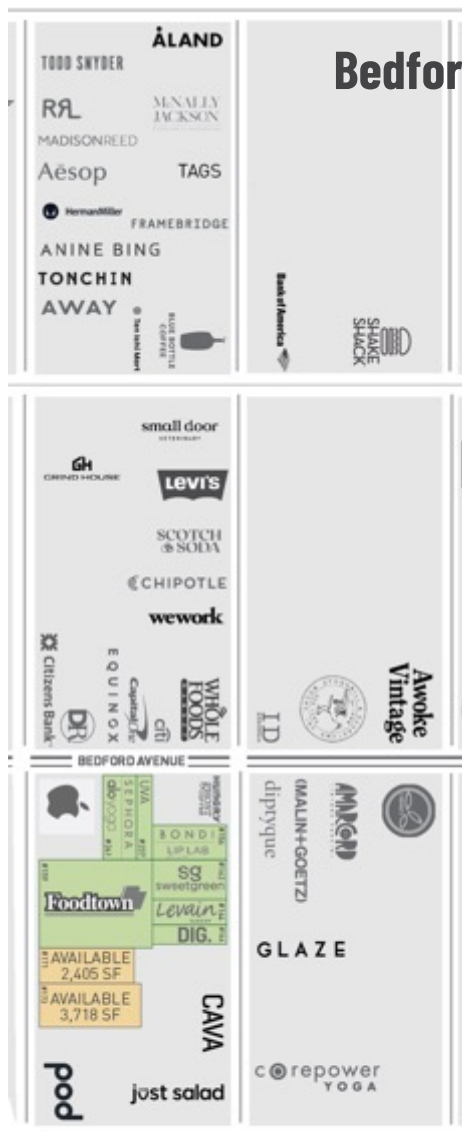
Adore Y

WILLIAMSBURG  
Brooklyn, NY

# WILLIAMSBURG

## BROOKLYN, NY

### Bedford Avenue



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

### North 6<sup>th</sup> Street Corridor



Acadia-owned assets

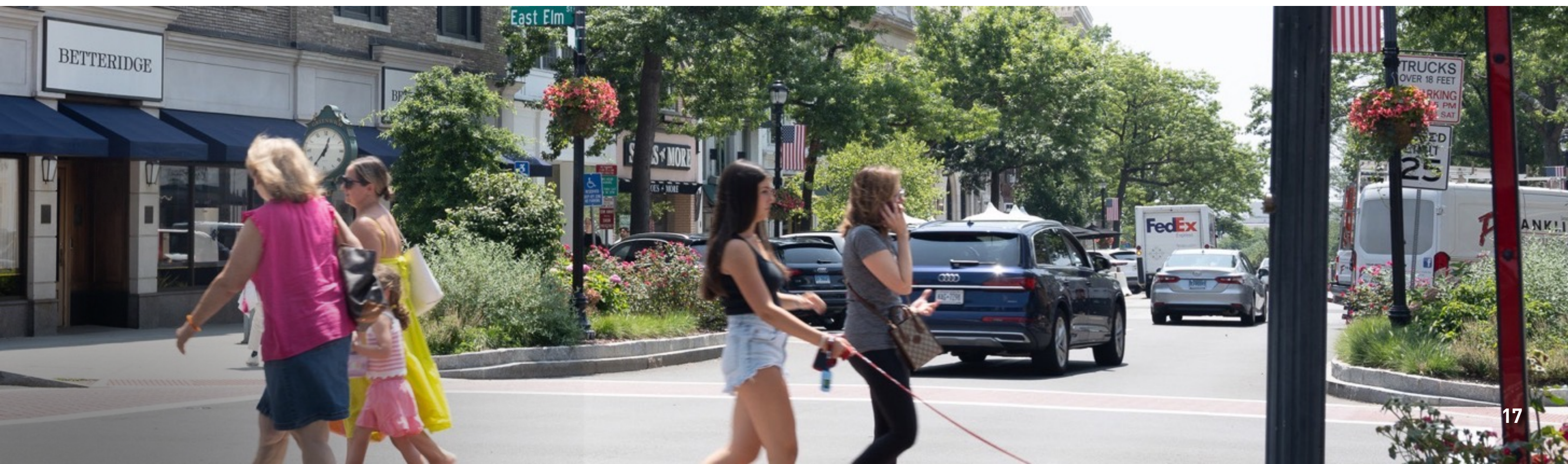
- Leased
- Available



**GREENWICH,**

Connecticut





# GREENWICH CONNECTICUT



Acadia-owned assets



Leased



Available

# WESTPORT

Connecticut





WILLIAMS  
SONOMA  
RESTAURANT

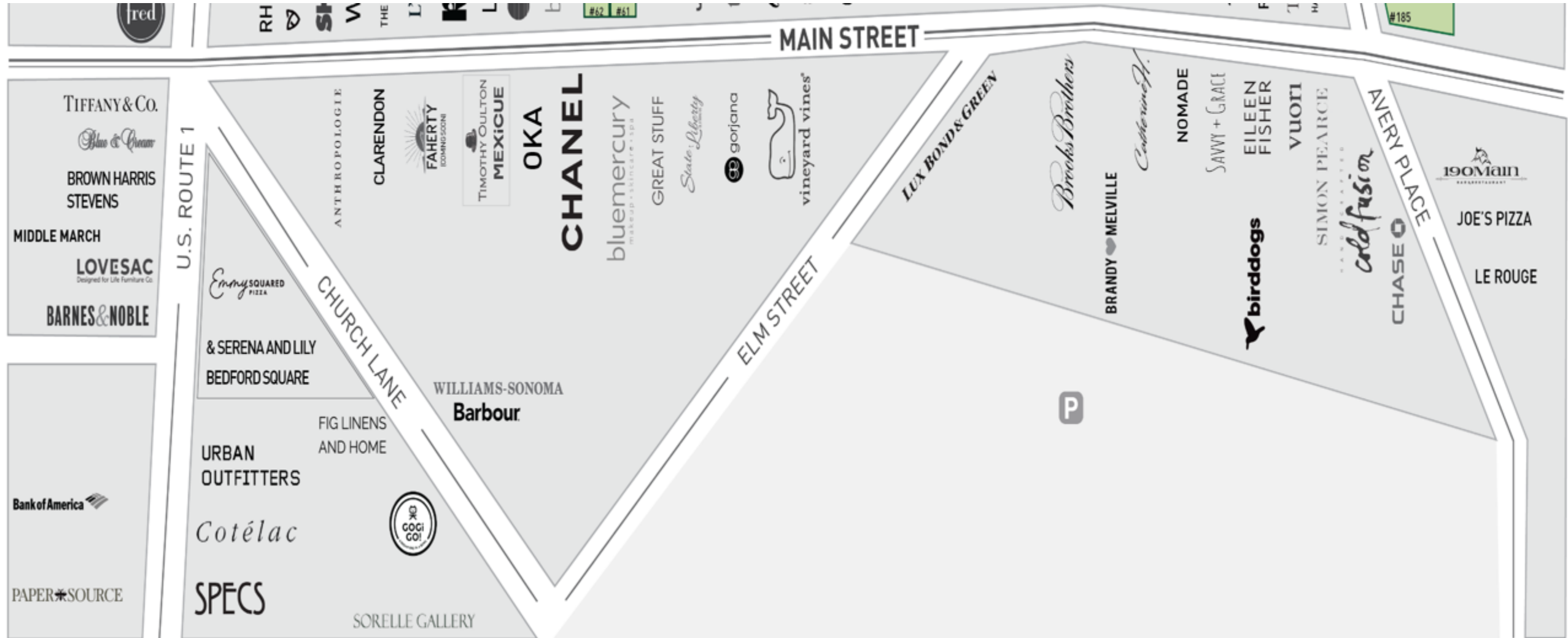
SUMMER  
JOBS  
Hiring  
DAYS

ASK US ABOUT  
FRANK

WE ARE OPEN  
WALK-IN  
CALL 855

White shirts hanging on a rack

# WESTPORT, CONNECTICUT



## ACADIA-OWNED ASSETS





# 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.



ACADIA-OWNED ASSETS



LEASED



AVAILABLE

# ARMITAGE

Chicago, IL







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  
M  
Sheffield El Station  
Art Effect

N. BISSELL ST

Peruvian Connection  
Chicago Bar Shop  
**PAPER+SOURCE**  
#917 THE BLK TUX  
Old Town School of Folk Music  
#907 Kiehl's  
gorjana  
MAISON MARTIN MARGIELA FRENCH CAPE

UpWest  
Nail Salon  
**TIE BAR**  
JENNI KAYNE #912  
Indochino  
Village Cobbler  
Dreamdry  
Jeni's Ice Cream  
Foxtrot

N. FREMONT ST

Aesop  
SERENA & LILY #853  
WARBY PARKER #851  
Levain #849  
BONOBOS #845  
albirds #843  
Rails #841  
PARACHUTE #839  
Interior Define

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

W ARMITAGE AVE

All She Wrote  
#823 Wacoal  
#819 FAHERTY  
拉麵さん (RAMEN-SAM)  
Pasta Palazzo  
TODD SNYDER NEW YORK  
OLD NATIONAL BANK

resolve  
Summer Thornton Design  
Lori's Shoes  
Charlie Trotters  
Topdrawer  
SEE  
Helen Ficalora  
Beaumont Bar  
CAFE BB BB BECCHI  
azil boutique  
ROCK N RAGS  
womica + andy  
LEFT ON THREAD  
@pure barre

N. DAYTON ST

W. DICKENS AVE

Jarean 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 Facets  
Medi  
APOTHECO PHARMACY  
The Kismet Table  
Heartbreak  
Beautiful Rugs  
Liquor Expo  
Glascots Tavern

W. WEBSTER AVE

STARBUCKS  
Halsted Street Dental  
Illinois Skin Center  
CLUB MONACO #2206 #2208  
bluemercury

N HALSTED ST

Shiloh  
out Prime  
aring NYC  
Schlitz Bar

citibank  
Residences

eDrop-off Luxury  
Consignment  
Elementary School

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

ACADIA-OWNED ASSETS

LEASED AVAILABLE

2633



# 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





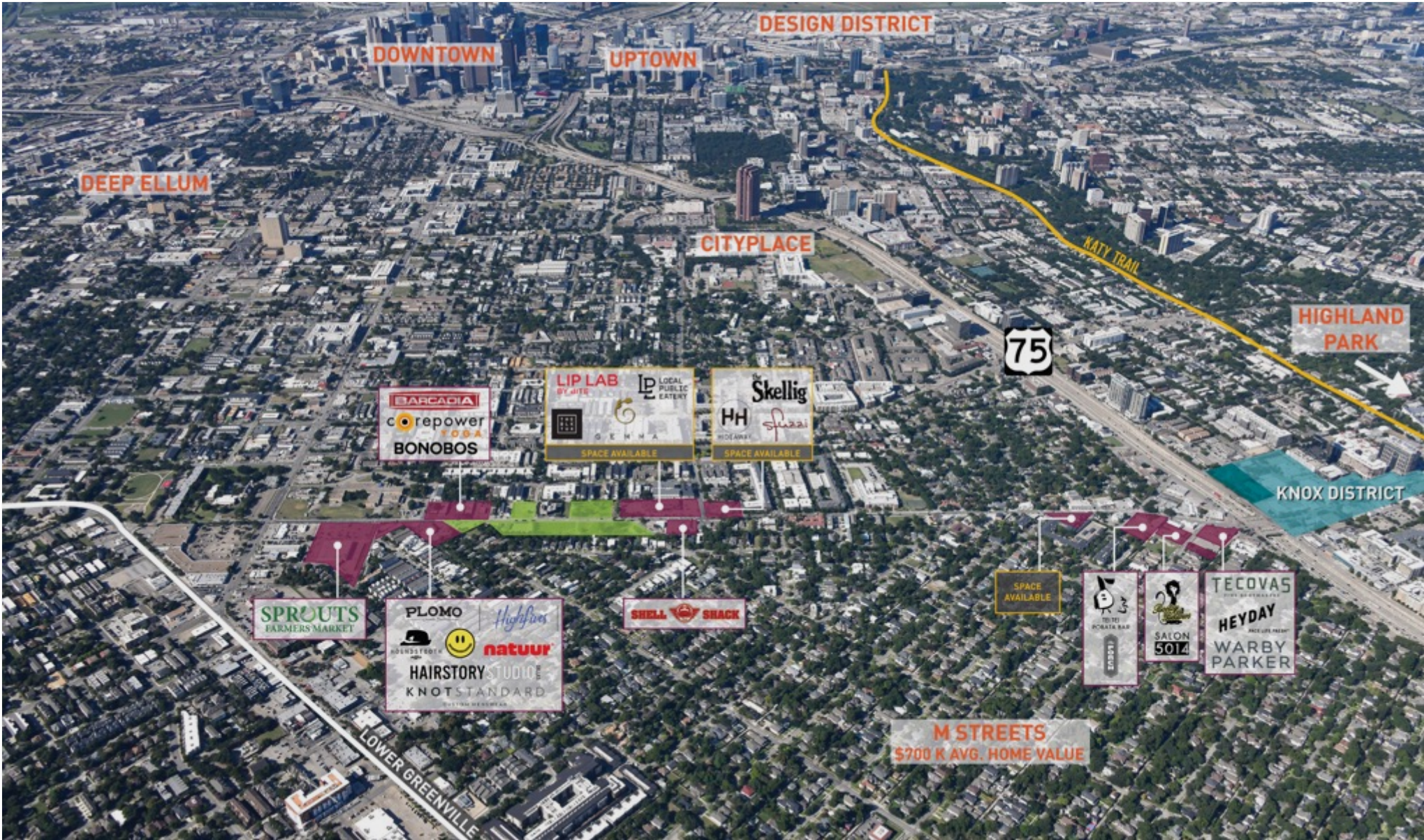
**BAR CADIA**

# HENDERSON AVENUE

DALLAS, TX

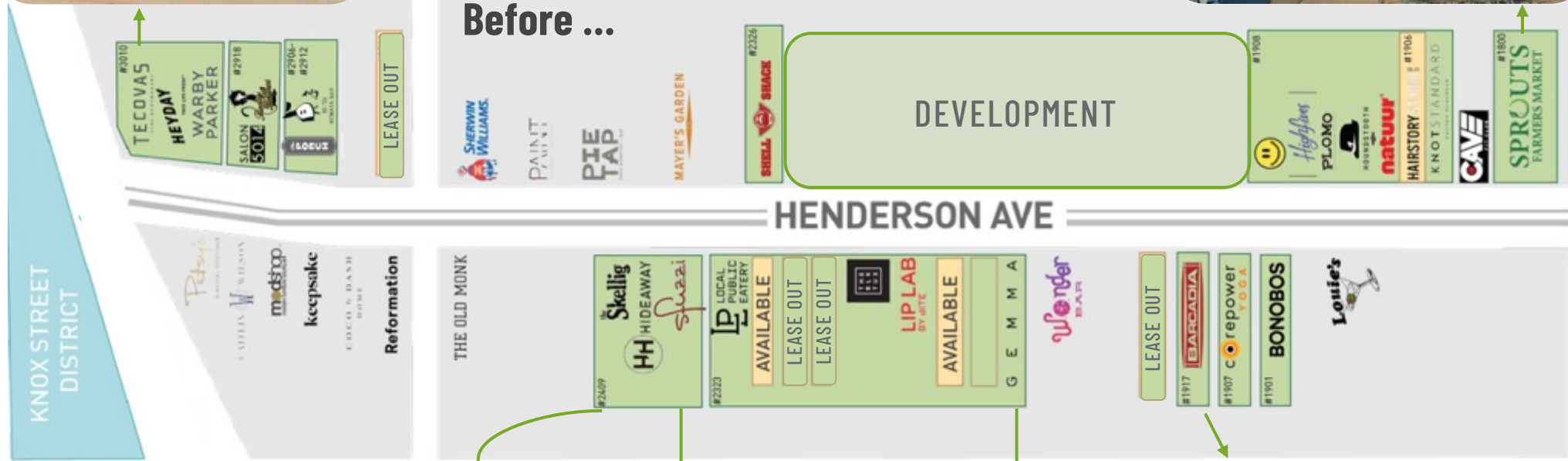
# HENDERSON AVENUE

DALLAS, TX



# HENDERSON AVENUE

## EXPANSION



# HENDERSON AVENUE EXPANSION

After ...



# HENDERSON AVENUE

## EXPANSION

**Inception:**  
2022 -  
Acquired Assets,  
15 retail buildings  
(~120k square feet)

**Expansion Phase:**  
2024 -2025 Breaking Ground,  
Design, & Development  
Up to 10 incremental buildings  
(~ 161k square feet)

**Occupancy Phase:**  
2027 -  
Lease Commencements

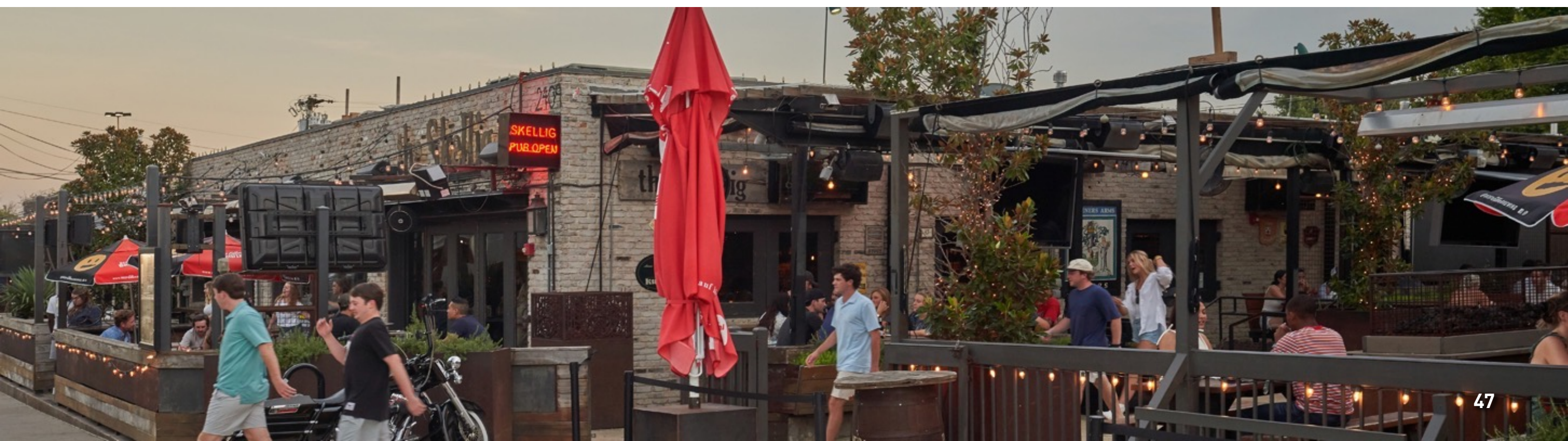
**Final Phase:**  
2027 - 2028  
Stabilization



**Projecting yield on cost in excess of 8%**

- Expansion in stages with an aggregate incremental cost of approximately \$100 million
- Projected to contribute in excess of 2% incremental long-term earnings upon stabilization







# 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

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



RASPIA

WARRAN LOTAS

GLOBE TROTTER

# MELROSE PLACE

AWAY

MEJURI

INDOCHINO

SERENA s LILY

GUCCI

BY FAR

A.P.C.

forte\_forte

SPRWMMN

ALFRED

COFFEE & KITCHEN

RACHEL COMEX

L'AGENCE

MELANIE GRANT

THE ROW

Queen de la Rue

Chloé

VIOLET GREY

ISABEL MARRANT

Irene Neuwirth

M A R N I

Paul Ferrante

ZIMMERMANN

VRAI

SET ACTIVE

SOMETHING NAVY

STUDS



CATCHSTEAK

Outdoor Voices

La Maison Française

Wanna Buy a Watch?

@pvolve

CARACHÉLE SALON

JEAN DOUSSET

Luxbae

ROSALINE

MADISON LOS ANGELES

awe

housc'd

CHURCH

Reebok CrossFit LAB LOS ANGELES 2017

# 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

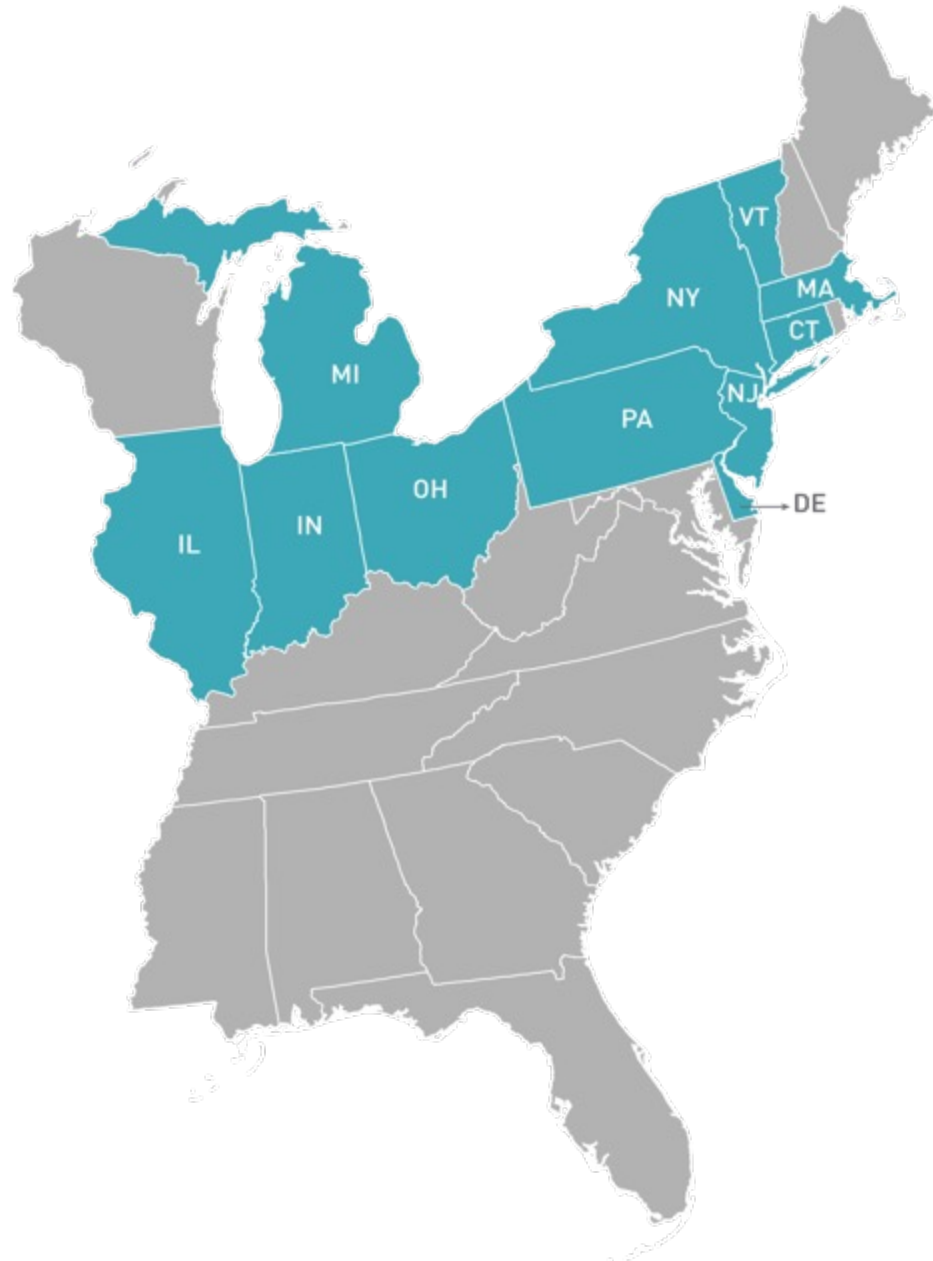
Chicago, IL



# 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

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 a mix of orange, yellow, and blue. 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 pattern and a brick building with a red Target sign. The water of a harbor is visible in the background.

# CITYPOINT

Brooklyn, NY



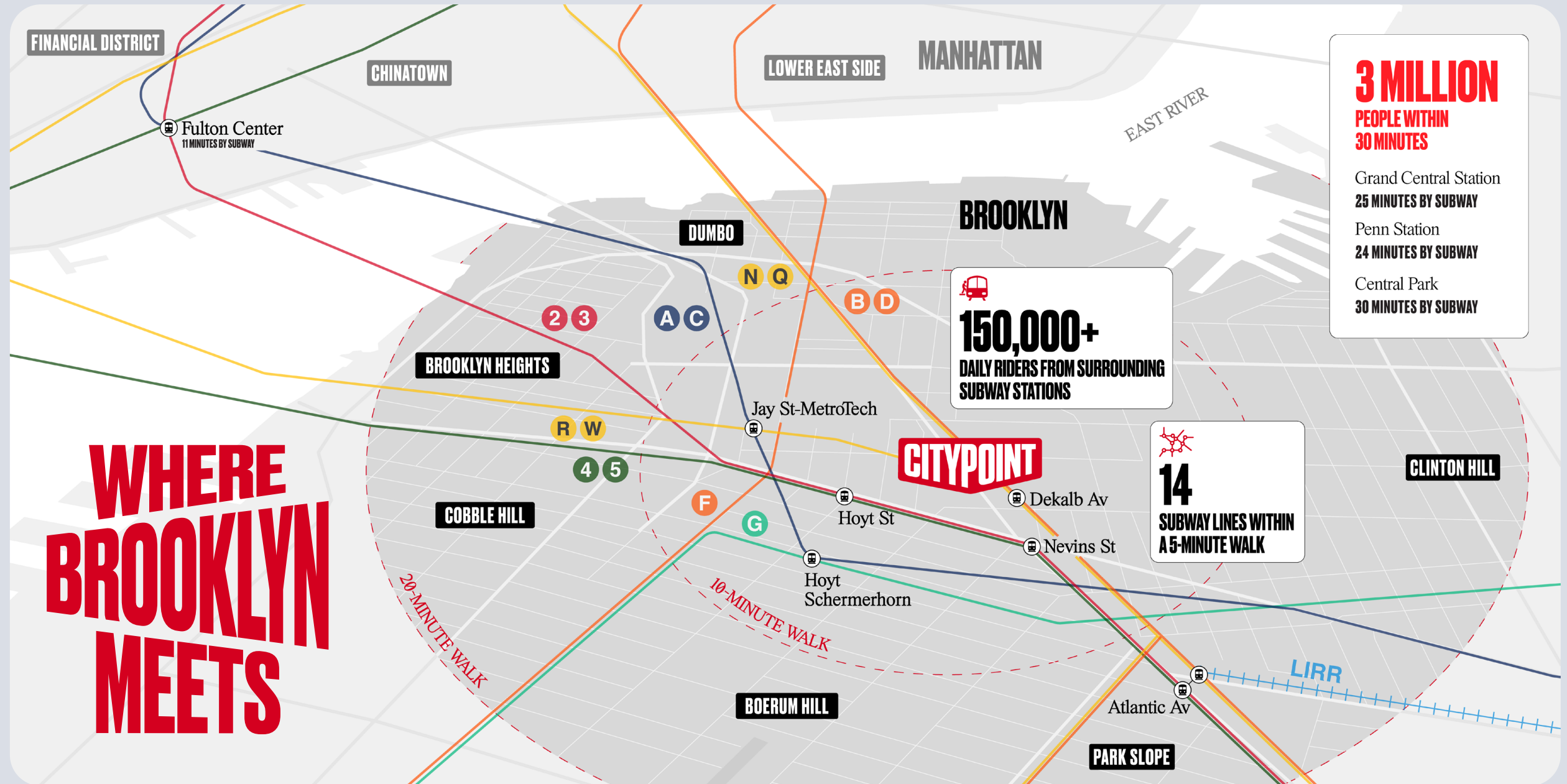
NYU DENTISTRY  
Brooklyn Patient Care

PRIMARK





# In The Heart of The City



**WHERE  
BROOKLYN  
MEETS**

**3 MILLION**  
PEOPLE WITHIN  
30 MINUTES

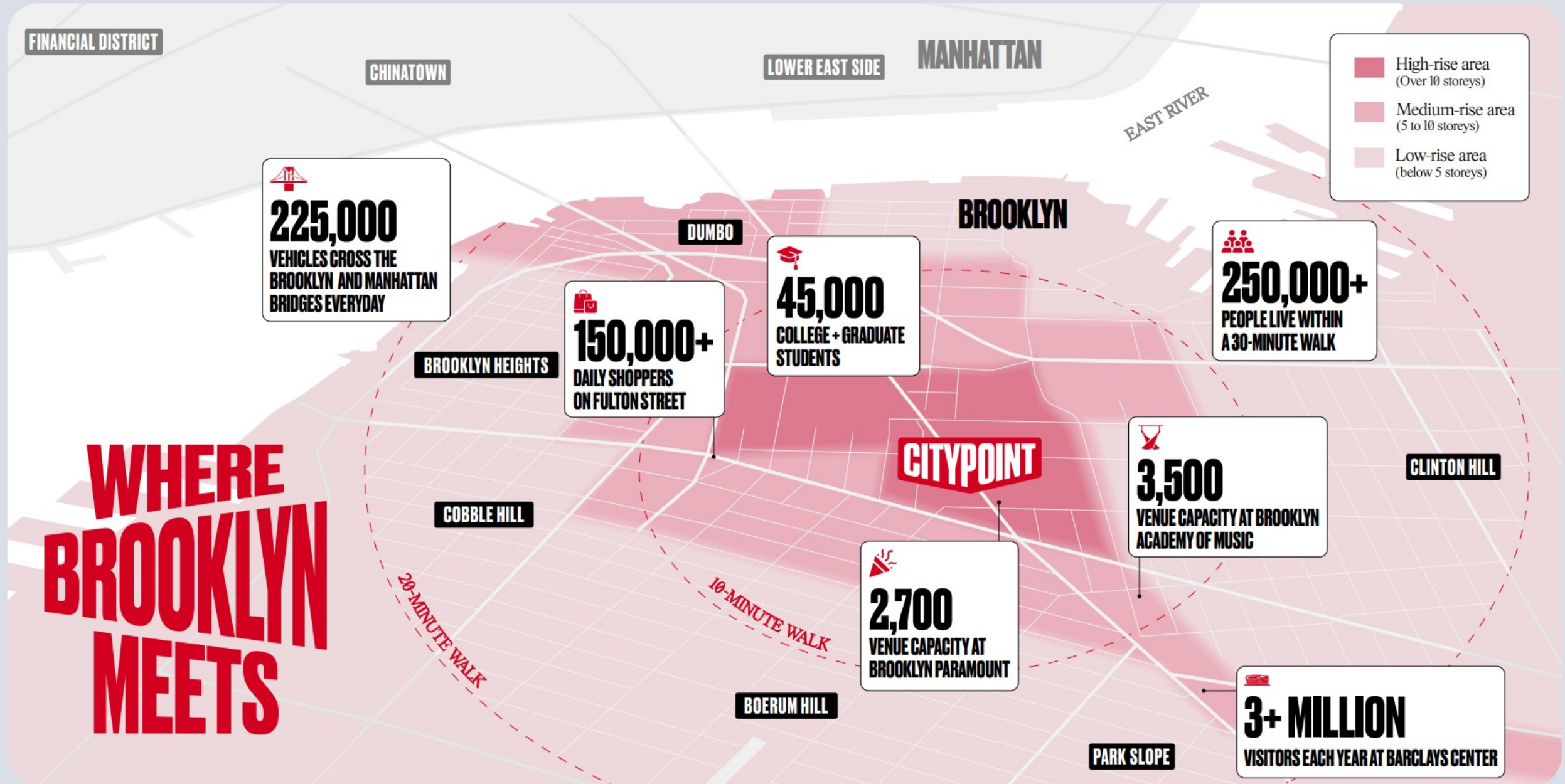
Grand Central Station  
25 MINUTES BY SUBWAY  
Penn Station  
24 MINUTES BY SUBWAY  
Central Park  
30 MINUTES BY SUBWAY

**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 Good Company



**\$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



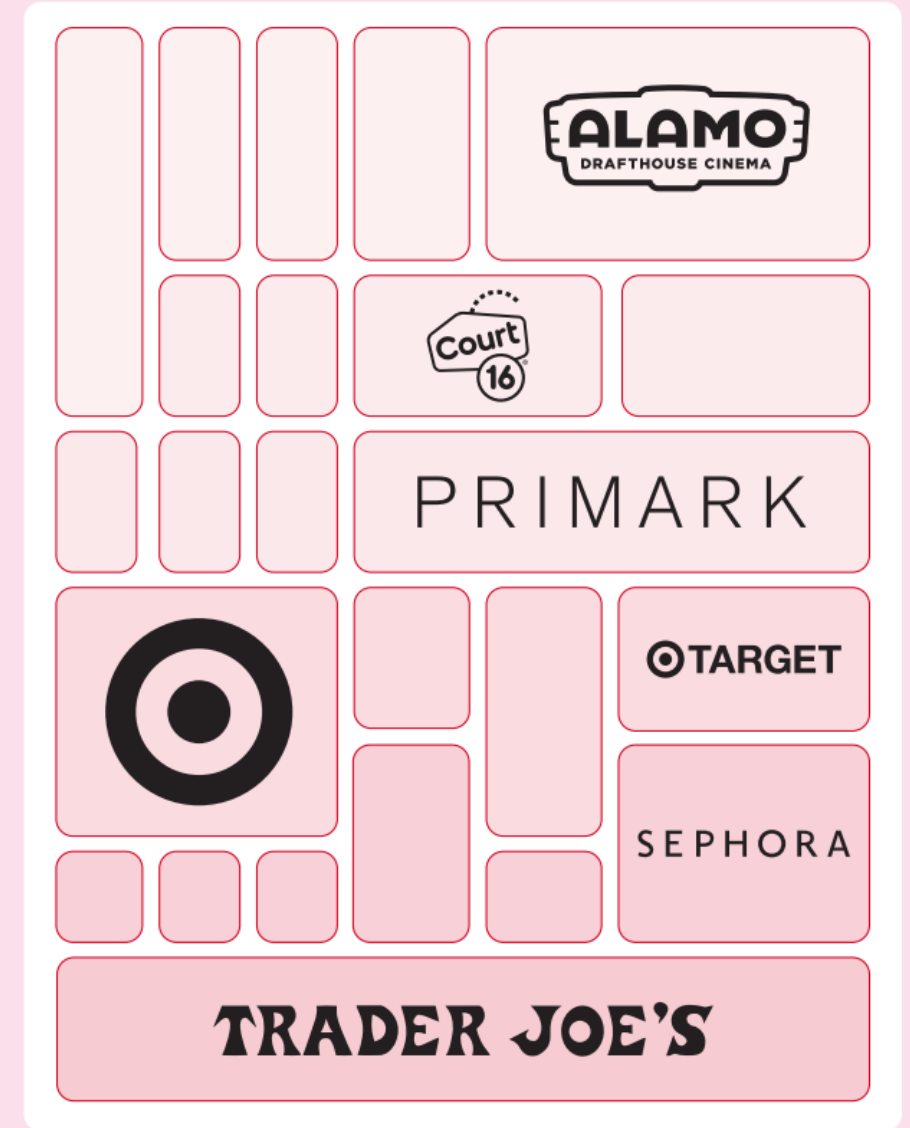
one medical

01

lululemon Casper SEPHORA spear FOGO DE CHÃO  
JOYBIRD DIG McNALLY JACKSON WRIGHT GOEBEL GoodVets Gong cha BANGCOOKIES

C

TRADER JOE'S DeKALB MARKET HALL THE ESCAPE GAME 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.

