

ACADIA

Realty. Trust.

vuori

vuori

Our Portfolio 2026



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Street 3

Urban 51

Suburban 59

City Point 61





Street Portfolio

STREET

URBAN

SUBURBAN

CITY POINT



SOHO

NYC



GIVENCHY

GIVENCHY

92
94

GIVENCHY

NO PARKING
Monday - Friday
8am - 6pm
←

92-94 Greene St.

SoHo NYC

THOMPSON ST

W. BROADWAY

WOOSTER ST

GREENE ST

MERCER ST

BROADWAY

CROSBY ST

LAFAYETTE ST

PRINCE ST

SPRING ST

BROOME ST

GRAND ST

THOMPSON ST

SUGARWOOD
M&O MARKET & J
JOE & THE JUICE
RAPHIA
A SECOND GLANCE
Happy Socks

COACH
LOUIS VUITTON
FAHERTY
MARC JACOB

MaxMara
PENNY LAMON
baobab
SANDRO
PARABRICO
Rumi & Lauren

FALCERONI
MONCLER
SARTIACOS

PRADA
Lure

BOSS
A&P
SOU

JOHN FLUEVOG
alexis billar

JUICE PRESS
AESOP
CHARTOIR E-BIKE
LEMON
THIERRY ATLAN ICE CREAM
NGOT FOOTWEAR
VILEBREQUIN
LA PERLA
LUMI NOX
MISSONI
AVITTO
MAUD FRIZON
FLYING SOLO
PENSO
THE EIGHT SISTERS
TOUS
THE ORDINARY

CHOBANI

ANTIDOTE
BRAVISSIMO
FRANKLIN BOWES GALLERIES
SCAVOLINI
ANTIDOTE
MOSHI
CHASE GENTEMPORARY
TECVAS
THUMA
MARIMEKKO

nanamica
WOOLRICH
TED BAKER
WHAT GOES AROUND COMES AROUND
FENDI
Tiffany & Co.
HERNO
Chloé
ERIC EMMANUEL

NOCTURNE
Tibi
CHANEL
VERSACE
Dior
BOTTEGA VENERA
FENDI
Tiffany & Co.
HERNO
Chloé
ERIC EMMANUEL

PLAISIR
BRUNCHTEMP
fuscup
DAVID YUEN

LOUIS VUITTON
miu miu
VALENTINO
FANELLI'S CAFE

FERRARI
OMEGA
MANGO
MANGO
SCHOLASTIC
SEPHORA
MONOS
Capital
Abercrombie & Fitch
BRANDY @ MELVILLE
Swarovski
SCHUTZ
LACOSTE
GUESS
UNFASHIONAL (TEMP)
NIKE

AMERICAN EAGLE
MUSEUM OF ICE CREAM
ADINAS
ALDO
BANANA REPUBLIC
Timberland
LUNIQLO
SUPERGA
RICK ESSENTIALS
SHOE BOX
CROCS
LACOSTE
AX
Calvin Klein
CLUB MONACO
MOMA STORE

DIG.
VIVIA
SOHO PARK

TESS GIBERSON
RACHEL COMEY
PAPER PLANES
NY OR NOWHERE
LIVE THE PROCESS
RALLY RD
NEW YORK OR
MAISON KITSUNE
MORRISSE
MZ WALLACE
LIVELY
REDVANLY
MARYSIA
ICONIC CAFE
CROSBY STREET HOTEL
BEATNIC
BRODO
BICYCLE HABITAT
BLANK STREET

J-CREW
ALL BIRDS
OFFICE GENERAL
JOE & THE JUICE
BLANK STREET

BEAN'S PIZZA
BOQUERIA
MICKELTUCCHIANI

sunless hut
TOP DRAWER
more-gram
APM MONACO
PIOMBO
VAREDA
GERARD DOREL
JACQUEMUS

BEASTRO LES AMIS
DOWNSIDE
THE GREAT FROG
VARLEY
AntlerV
BROOKLYN

NIEMELAS
JAY KOS
CROCKET & JONES
WATERBURY BROS
AntlerV
BROOKLYN

MEICENBACH FETTER
GROUND SUPPORT CAFE
TOYBIRD
EILEEN FISHER
THE SHADY STORE
REISS
johanna varvatos
Free People
SIMONE ROCCHA
RALPH LAUREN
CÉLINE
GUCCI

MACKAGE
ARMANI
LONG CHAMP
SWITCH
LONGINES
KENZO
SUOTI
LOEWE
ami
ANNE BING
ALDOUSSE
MOUTIEN
ESSENTIEL ANTWERP
GENTLE MONSTER
PATRICK
Sublime Ferragamo
LAFAYETTE 148
MOSE KNOCKLES
BYRIEJO
TOMORROWLAND
AMOLUSY
BRUNO MAGLI
EDEN FINE ART

DIesel
BIRKENSTOCK
STUART
WEITMANN
MAVE
VUORI
SANT'ANDREA
VINCE
VERONICA BEARD
SUNSPEL
AMIRI
FRIEDA SALVADOR
patagonia
UGG
STONE ISLAND
ALEX MILL
Reformation
SWATCHES
ORIGINAL BTC
HOLDEN
GOLDEN GOOSE / *
PARALIMPERTS
JULIUS TART
MORGAN LE FAY
OGRE
ARJAS
PENNIK VIBSKOV
kate spade

ALO YOGA
CHASE
sunless hut
MANIERE DE VOIR
BRANDY @ MELVILLE
URBAN REVIVO
TUMI
ZARA
PRCSUN
WINDSOR
Levi's
IRO
JNY
BAUDICHI
MYSTIQUE
dolce vita

lululemon
Abercrombie & Fitch
SUNDAY CITIZEN
PRINCESS POLLY
DOM
COTTON-ON
UNO DE 50
GARAGE
MAC
BROKEN ENGLISH
blamingdables
MELISSA
drybar
STEVE MADDEN
HOURGLASS
MODCLOTH

Glossier
K REWE
OAK + FORT
KIEHL'S WITH FRIENDS
TOTO KAELO
KOKU
JACK'S WIFE
FREDA
SNOW PEAK
BO CAFE
ED'S LOBSTER BAR
FRANKIE SHOP
COSABELLA
OSTERIA MORINI
CAFE SELECT
REGISTRY
Mitchel Gold + Bob Williams
PEDAL CO.
GOTHAM GYM
FESTE
CHAMPER
SOCIAL CLUB
INDOCHINO
PIRCH

PERA SOHO RESTAURANT
PI BAKERY
PARACELSO
ATROPA SOHO RESTAURANT
CIPRIANI

JENNIFER FISHER
LAURE
BOYFONT
ON THIS DAY
Fehai
for all mankind
FALCONERI
SERHANT
JONATHAN ADLER
REBAG

WALTER DE MARIE GALLERY
SOHO GEM
MARIE BELLE
ANNA SUI
SILVIA OPTIQUE

LENTRECOTÉ
MICHELE NEGRI
OLIVER PEOPLES
COVCCI
LUMAS
amazon
TOM SWEENEY
FELIX RESTAURANT

BROOKLYN TATTOO
UP LIFT TATTOO
ZAZEN BEAR
GOURMET GARAGE
GOURMET GARAGE
ELECTRIQUES
STYLED BY HUNTER MILANO
SANCTUARY T
BROOKLYN DIAMOND
LASVIT
WHAT GOES AROUND COMES AROUND
BURROW
SERAPHINE
GRACE LOVES LACE
JENNA PERRY HAIR
II EYELASHES
KRISTEN FARRELL
AXEL ARIGATO
THE DRAWING CENTER
OUTER-OWN
BRAND BANG TATTOO
II MILENO PRIME
THE PERFORMING GARAGE

RON DORFF
ISABEL MARANT
A.L.C.
FRAME
DENIM
FORMAT
theory
HF
STAUD
SAMBROCCARO SALON
FRONZ CO. HAIR
ZIMMERMANN
SERAPHINE FLAIR
ACNE STUDIOS

SAVOIR
oddmuse
EP. JOURNE
OFF-WHITE
TOTEME
ARTIMEDE
FLOU
madhappy
ANTIQUE GARAGE
AMERICAN GIANT
courreges

JAMES PERSE
POLÈNE
TJ-MAXX
BIBLIOTHEQUE
DANY'S DISPENSERY
SLOOMMO
think
KEETSA
GANNI
dermalogica
ecco
TEMP

BUCK MASON
J.Crew
MENS SHOP
NICHOLAS K
HARNEY & SONS
THE BROOME
LE YORK SOHO SPA
NC OUTLET
WELLS FARGO
THE CITIZENRY

DEVACHAN SPA
LAFAYETTE 148
CERMONTIA
WRIGHT
A-TO
BONOBOS
MIANSAI
THE MONSTER CYCLE
FELLOW BARBER
SALON SOHO
CM PRINTING
DAILY BUBBLE
KIKI SKIN-CARE
SATURDAYS
SOHO NYC



WILLIAMSBURG
Brooklyn - NYC

123-129 N. 6th St.

Madswell

MEJURI

STORE HOURS
MONDAY 10 - 6
TUESDAY 10 - 6
WEDNESDAY 10 - 6
THURSDAY 10 - 6
FRIDAY 10 - 6
SATURDAY 10 - 6
SUNDAY 11 - 5

109 N. 6th St.



95, 97, 107 N 6th St.



no

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

Shelton

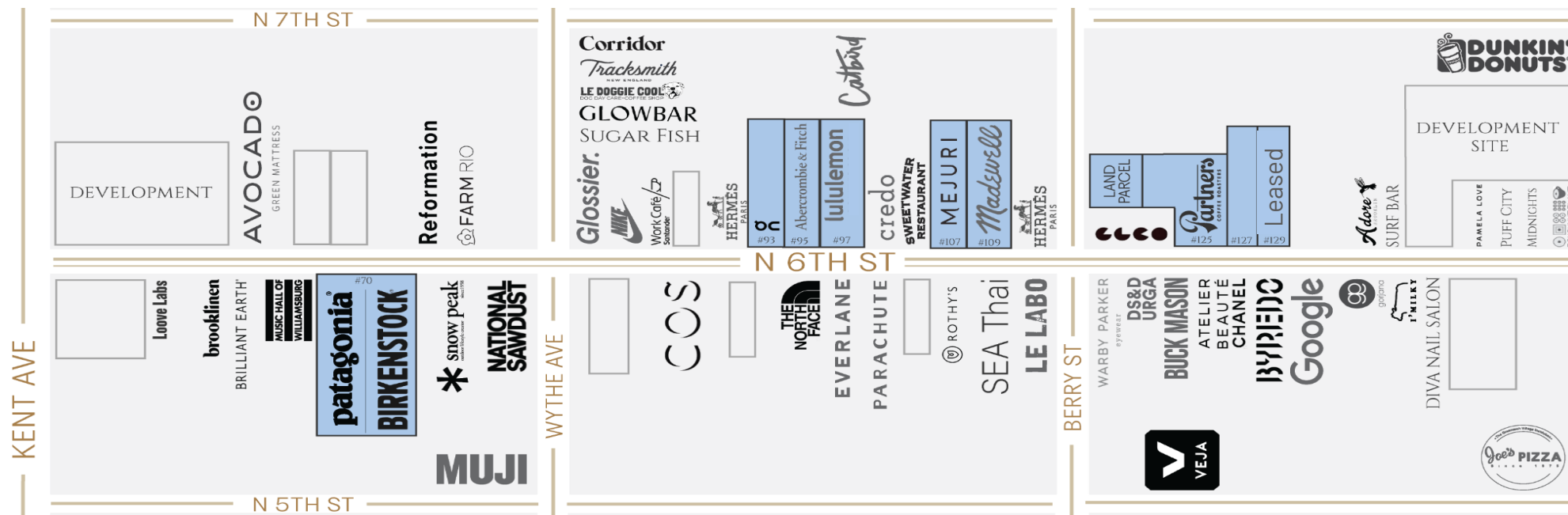
On Run Club Williamsburg

93 N. 6th St.

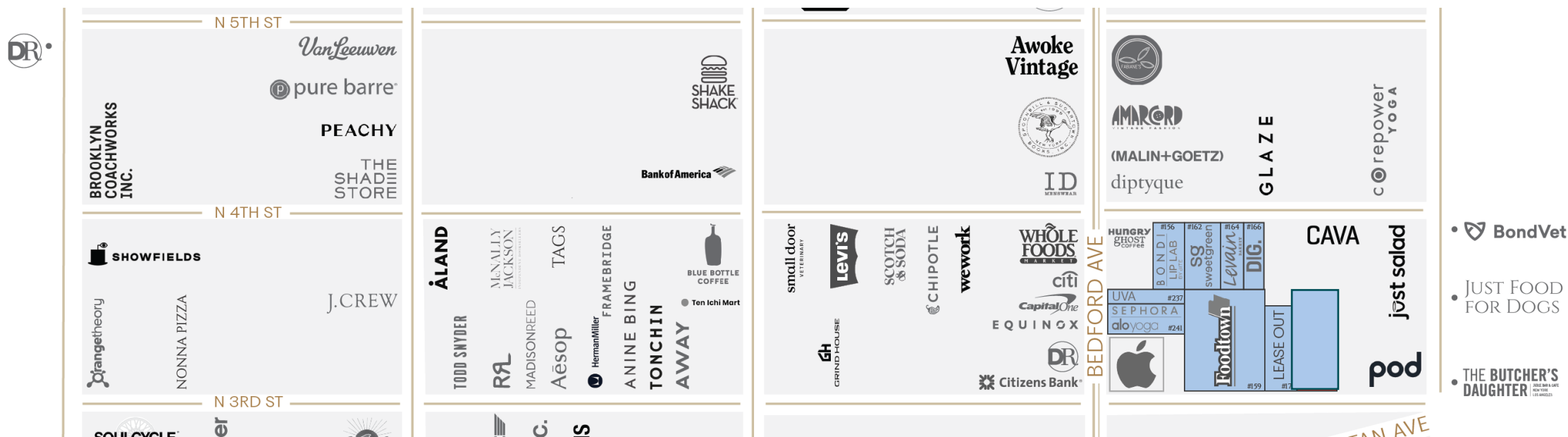
Williamsburg

Brooklyn - NYC

North 6th Street Corridor



Bedford Avenue



- BondVet
- JUST FOOD FOR DOGS
- THE BUTCHER'S DAUGHTER



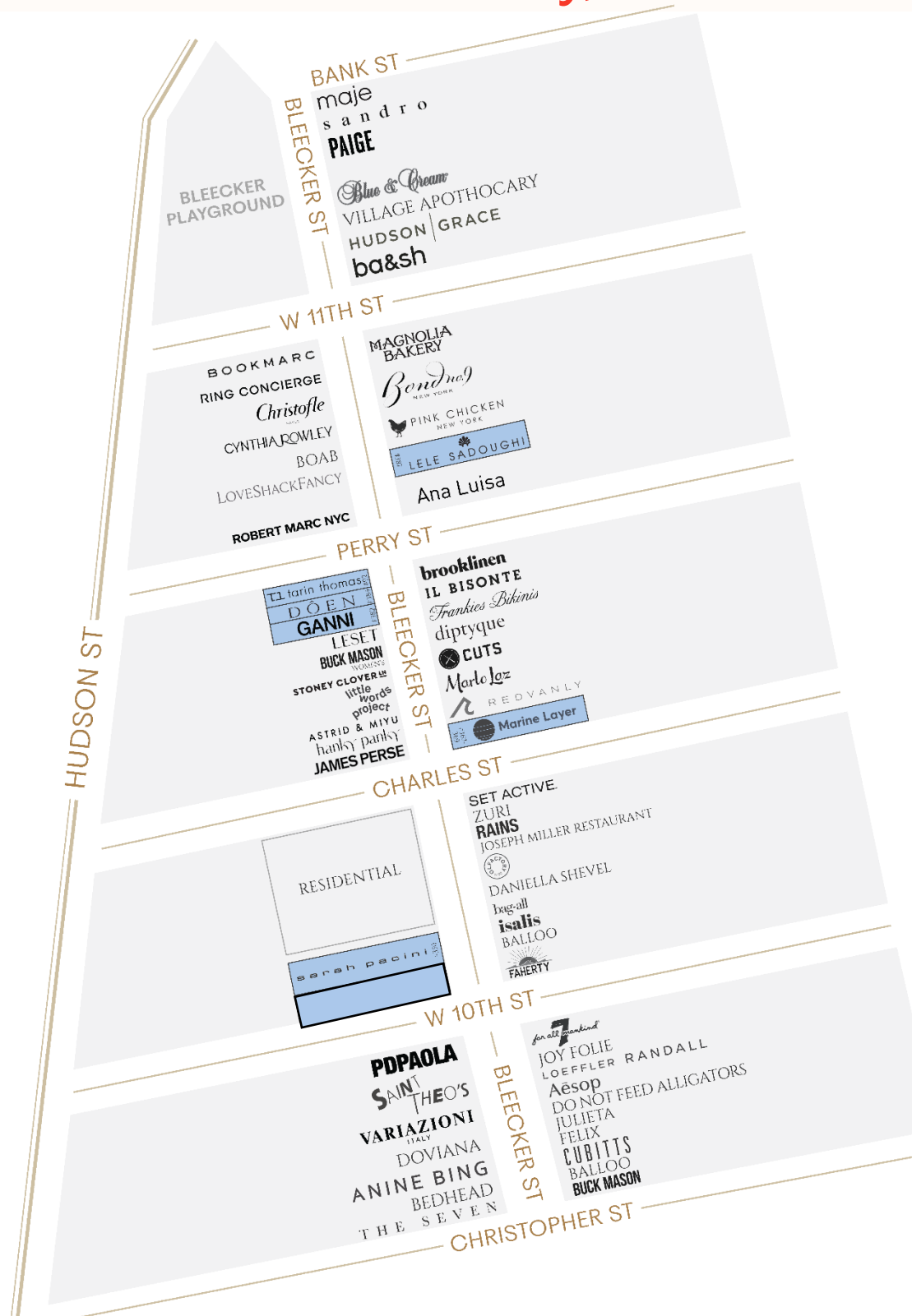
WEST VILLAGE

NYC



West Village

New York City, NY



A street scene in Greenwich, Connecticut, featuring a ZARA store, a Mazda sports car, and light trails from traffic.

GREENWICH

Connecticut



BETTERIDGE

BETTERIDGE

GREENWICH
EST. 1640

East Elm St

Greenwich

Greenwich Connecticut



for all **7** mankind

Splendid*

WESTPORT

Connecticut



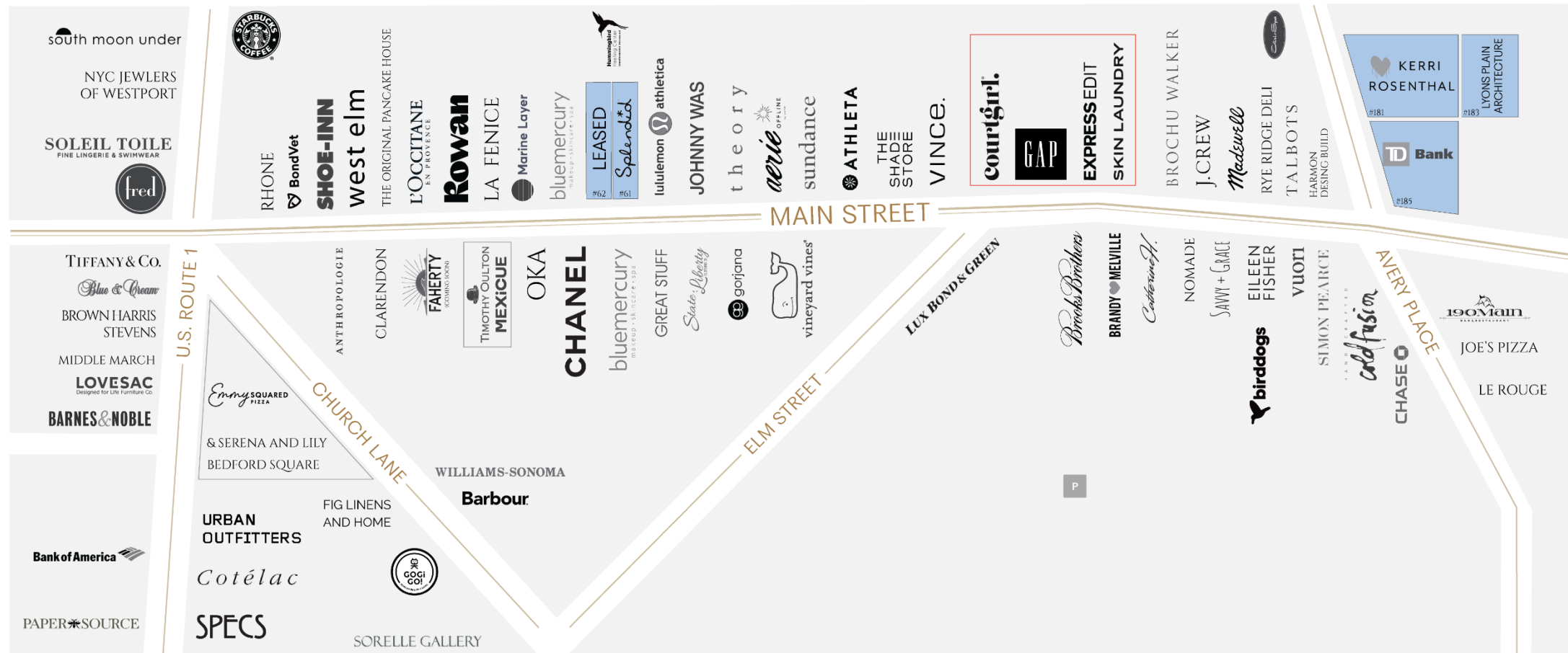
Warmer days ahead
Come shop
our New
Spring Collection
@shoem
2032279246

sundance

FRANDINO & SON

DOG DAYS
COUNTED

Westport Connecticut





PALM BEACH
FLORIDA

Palm Beach

Florida

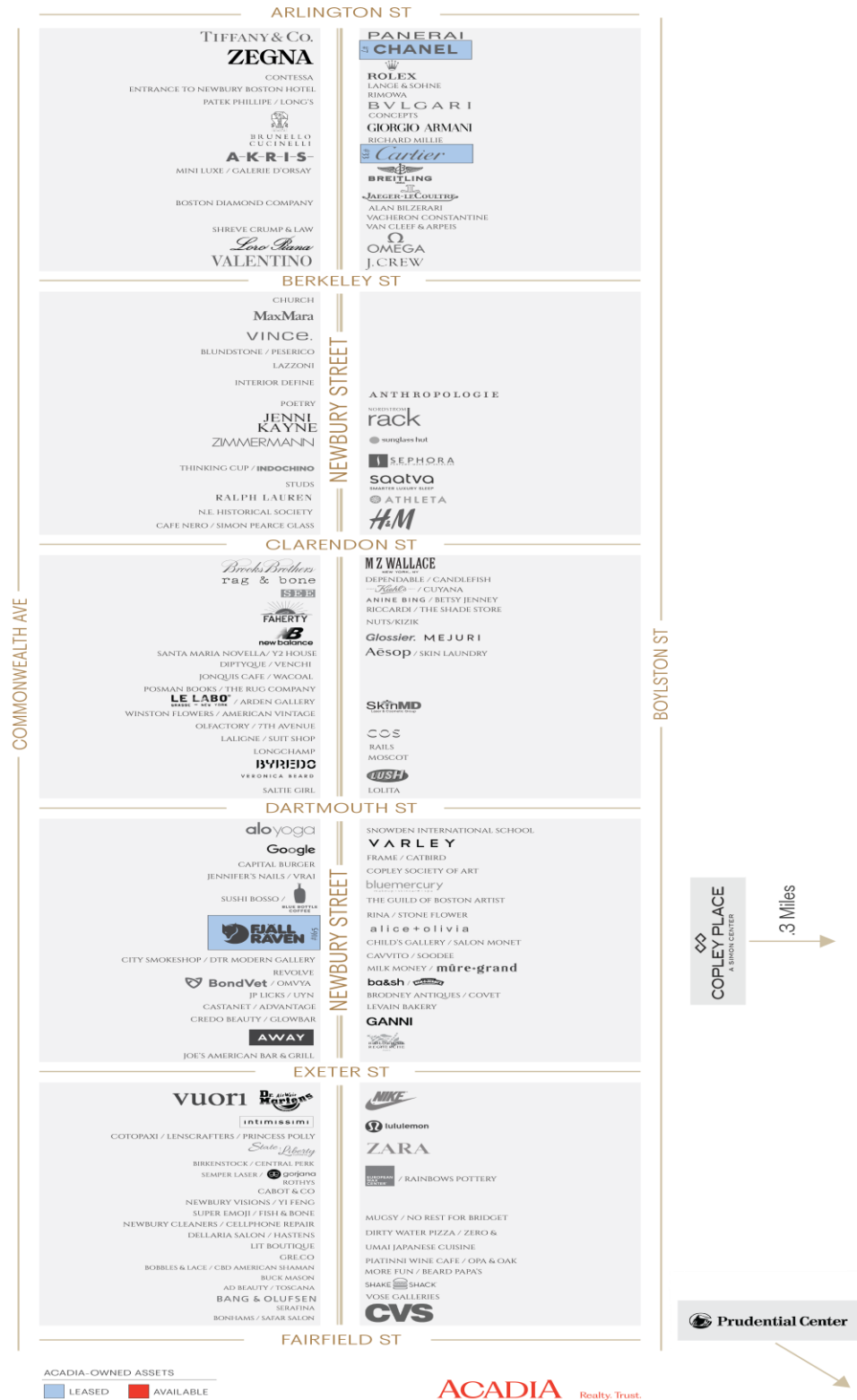
<p>MAUS&HOFFMAN</p> <p>RALPH LAUREN</p> <p>ST. JOHN</p> <p>PETER MILLAR</p> <p>PEGGY DAVEN</p> <p>CARRIE-ME COUTURE</p> <p>YVEL</p> <p>FRANK AUBERT</p> <p>KASSATLY'S</p> <p><i>Bonpoint</i></p> <p>BEN BROWN FINE ARTS</p> <p><i>Lilly Kubitzki</i></p> <p>ARCATURE FINE ART</p> <p>GREENLEAF & CROSBY</p> <p>Yafa SIGNED JEWELS</p> <p>PESERICO</p> <p>GRAFF</p> <p>CHARLOTTE KELLOGG</p> <p>PROVIDENT JEWELRY & FINE ART</p> <p>GALLERY RIBA</p> <p>RIGHTERS</p> <p>BRUNELLO CUCINELLI</p> <p>JENNIFER TATTANELLI</p> <p>ZEGNA</p> <p><i>THF</i></p> <p>MaxMara</p> <p>VALENTINO</p> <p>Van Cleef & Arpels</p> <p>FERRAGAMO</p>	<p>TRILLION</p> <p>PATRICIA ROBALINO</p> <p>EST. 1992</p> <p>MORGENTHAU FREDERICS</p> <p>vineyard vines</p> <p>ERES</p> <p>CHANEL</p> <p>HIBISCUS AVE</p> <p>TIFFANY & CO.</p> <p>TORY BURCH</p> <p><i>Bronf</i></p> <p>DAVID YURMAN</p> <p><i>Le Bilboquet</i></p> <p><i>Loro Piana</i></p> <p>VERSACE</p> <p>MASON MAURICE</p> <p>BOTTEGA VENETA</p> <p>Poupette St Barth</p> <p>CAVALIER GALLERIES</p> <p>JEWELMER</p> <p>GUCCI</p> <p>J. McLaughlin</p> <p>225 WORTH AVE</p> <p>G/FORE</p> <p>PANERAI</p> <p>IWC</p> <p>SCHAFFHAUSEN</p> <p>HAMILTON</p> <p>GIORGIO'S</p> <p>LAMUSE JEWELERS</p> <p>MARCO CIMMINO</p> <p>RUSSECK GALLERY</p> <p>S. COUNTY ROAD</p>
<p><i>Fake Fifth Avenue</i></p> <p>CH</p> <p>CAROLINA HERRERA</p> <p>PUCCI</p>	<p>BUCHERER</p> <p>1888</p>



NEWBURY

BOSTON

Newbury Boston





GEORGETOWN
Washington, D.C.



Lululemon





Georgetown

Washington, D.C.



ARMITAGE

Chicago, IL

FAHERTY
MFG. CO.



Armitage

Chicago, IL



846 W. Armitage Ave.

<p>7 ELEVEN CHICAGO BAGEL AUTHORITY <i>Mugsy</i> DRY CLEANER Clare V. WINTRUST BANK, N.A.</p>	<p>ART OF PURE <i>The Second Child</i> KINCADES BAR TACO BELL SHEFFIELD EL STATION ART EFFECT</p>
N BISSELL ST	
<p>PERUVIAN CONNECTION CHICAGO BAR SHOP PAPER+SOURCE THE BLK TUX #917 OLD TOWN SCHOOL OF FOLK MUSIC #907 <i>Kiehl's</i> gorjana MAISON PARISIENNE FRENCH CAFE</p>	<p><i>Frankies Bikinis</i> NAIL SALON THE TIE BAR JENNI KAYNE #912 INDOCHINO VILLAGE COBBLER DREAMDRY HOTEL Choclat.</p>
N FREMONT ST	
<p>USH Aesop #853 SERENA & LILY #851 WARBY PARKER #849 <i>Levain</i> #845 BONOBO #843 #841 <i>Rails</i> #837 Huckberry INTERIOR DEFINE</p>	<p>W ARMITAGE AVE La COLOMBE BUCK MASON benefit <i>Margaret Mary</i> ROTHY'S STATE & LIBERTY HAGGAR Walgreens</p>
N DAYTON ST	
<p>ALL SHE WROTE #823 MOSCOT #819 FAHERTY Leonidas <i>Pasta Palanga</i> TODD SNYDER NEW YORK OLD NATIONAL BANK</p>	<p><i>redolce</i> SUMMER THORNTON DESIGN LORI'S SHOES CHARLIE TROTTERS TOPDRAWER SEE Byline Bank THE STORE 7 ELEVEN SUBWAY Blue Pool MECHANICAL EXCHANGE HELEN FIGALORA BEAUMONT BAR W DICKENS AVE</p>



GOLD COAST

TERONICA BEARD

Chicago, IL



E WALTON
932 N

 lululemon

Glossier

ONE WAY
←

930 N. Rush St.



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

Reformation

Reformation

ksabi
⊕ ⊕

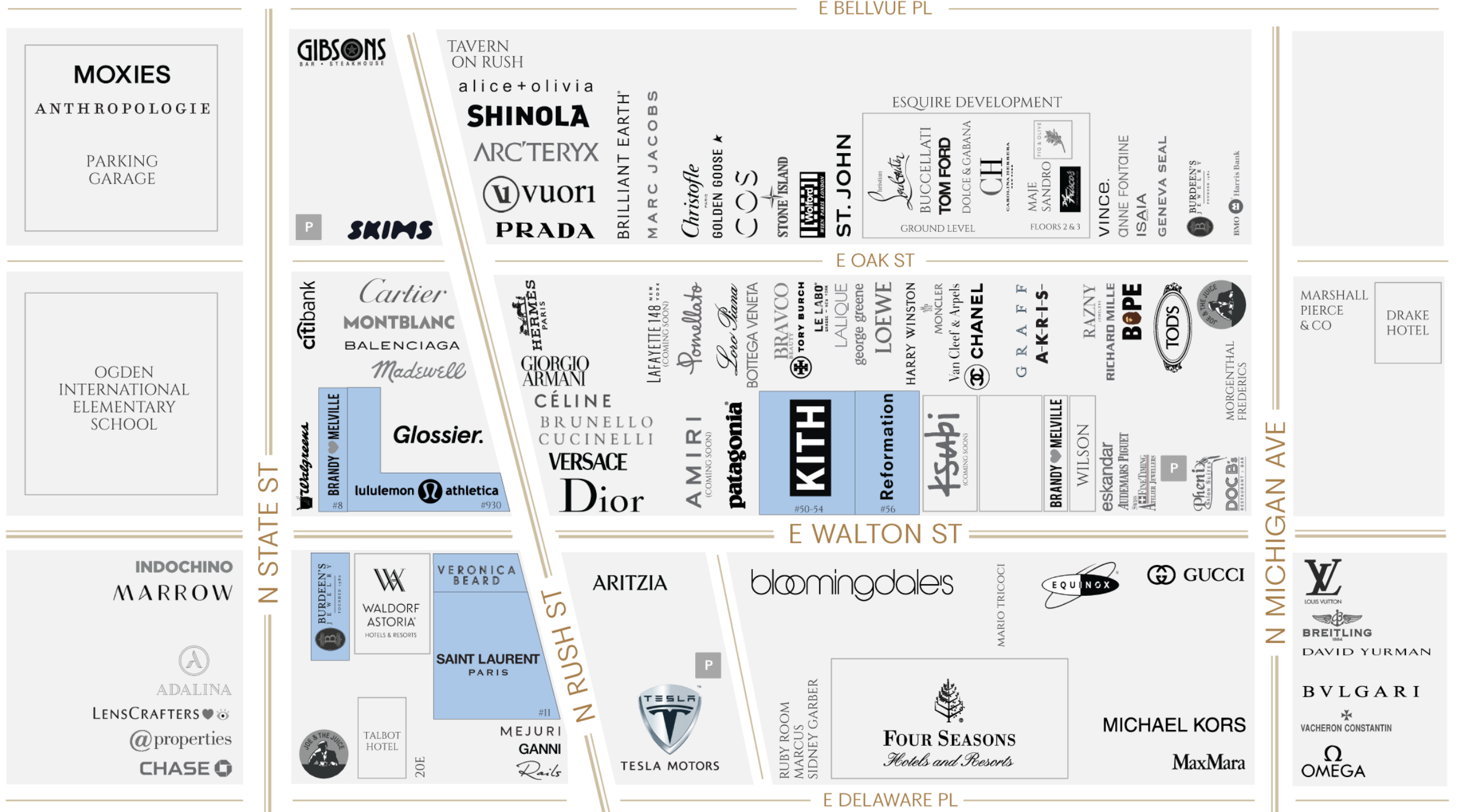
56 E. Walton St.



50 - 54 E. Walton St.

Gold Coast

Chicago, IL



NORTH MICHIGAN AVE.

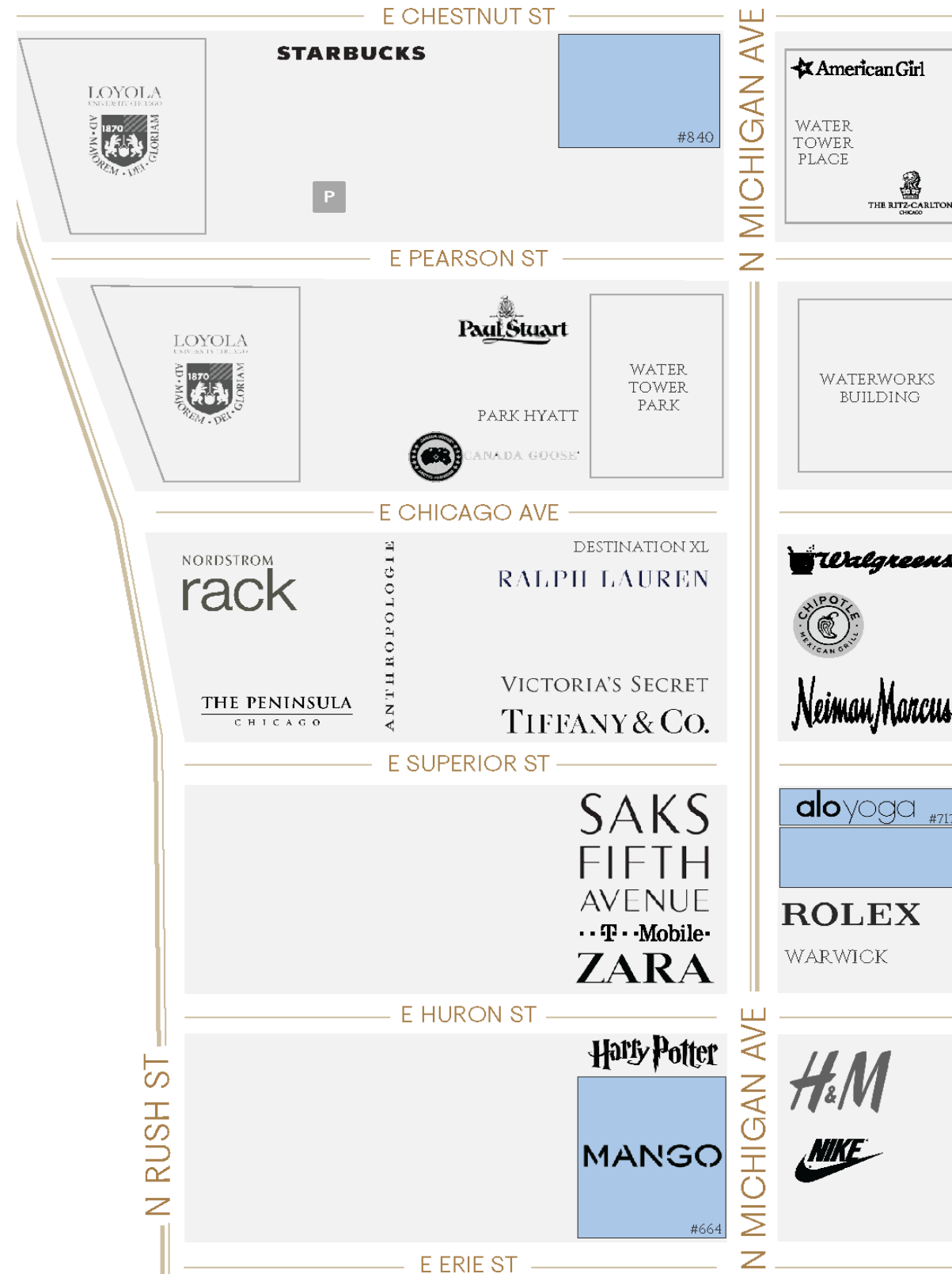
Chicago, IL

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

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

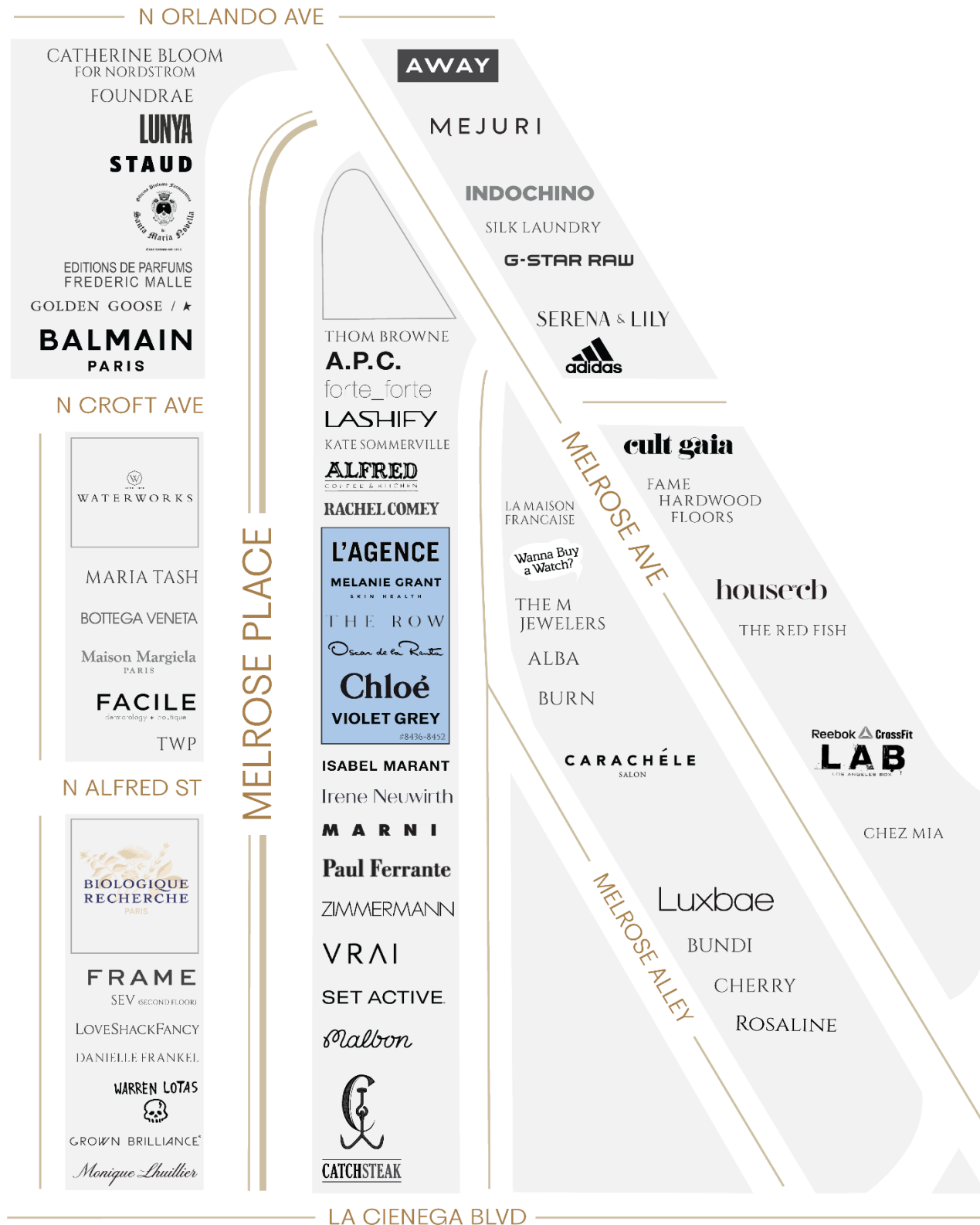
Los Angeles, CA



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

A photograph of the Sullivan Center building in Chicago at dusk. The building is a prominent Art Deco skyscraper with a rounded corner and a grid of windows. The ground floor is dark with large glass windows, and the upper floors are brightly lit from within. The sky is a pale blue, and streetlights are visible in the foreground. A taxi with the number 3726 is visible in the lower right. The text 'SULLIVAN CENTER' and 'CHICAGO, IL' is overlaid in the center of the image.

SULLIVAN CENTER
CHICAGO, IL

Sullivan Center

TAXI 3726 TAXI



Sullivan Center



Suburban Portfolio

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

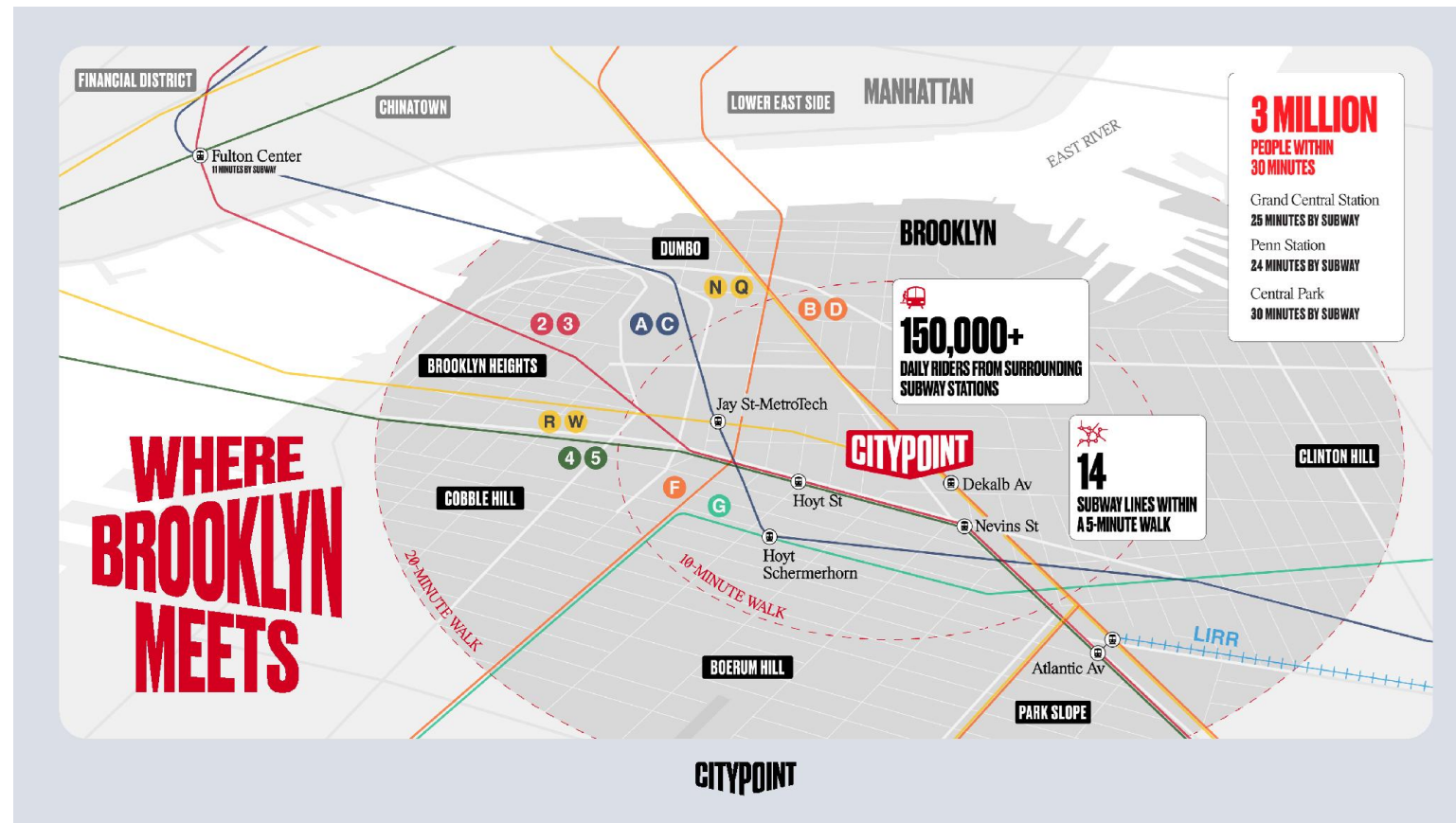
URBAN

SUBURBAN

CITY POINT

City Point

Brooklyn, NY



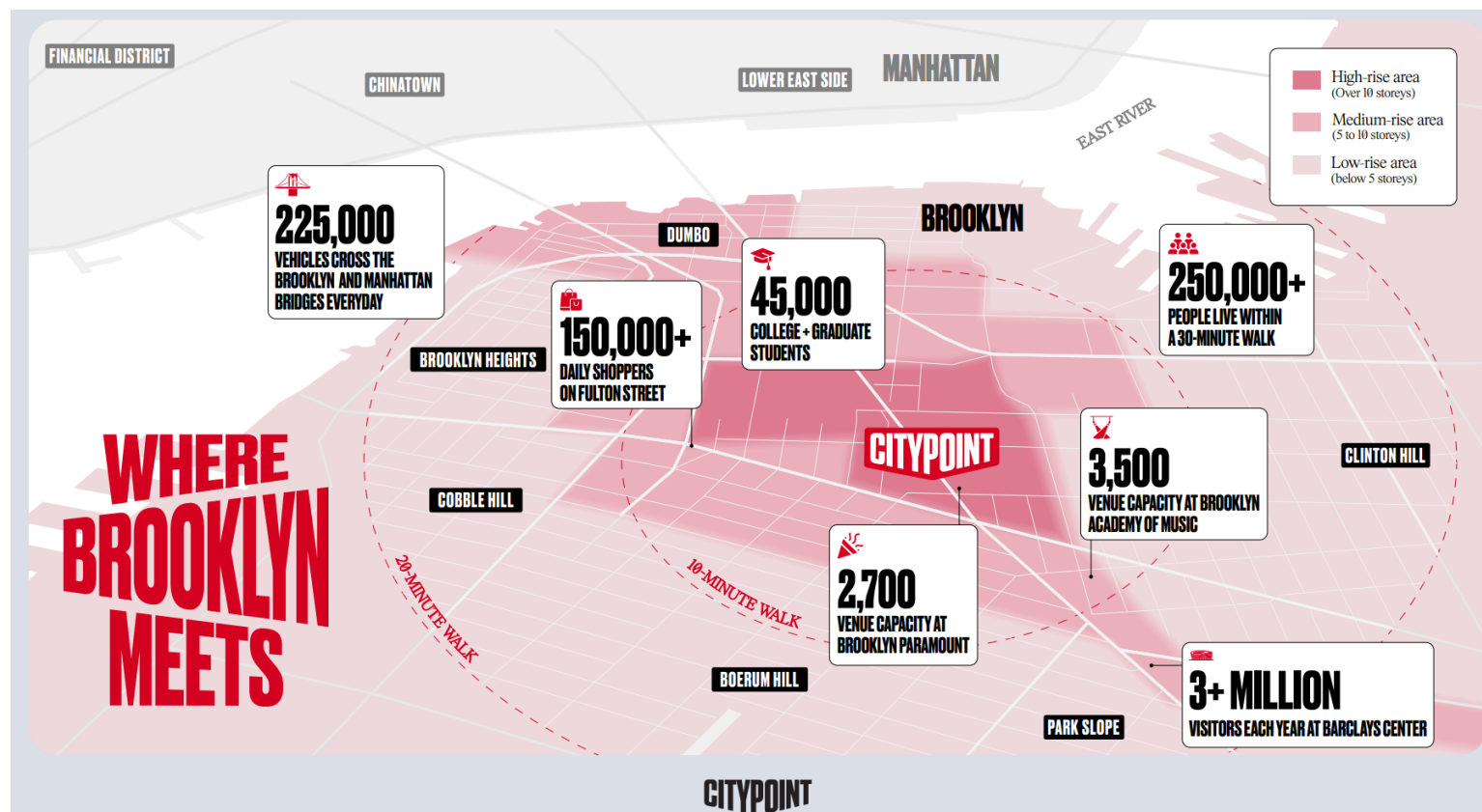
☑ 7.2 million yearly visitors

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


ALAMO
DRAFTHOUSE CINEMA
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	PRIMARK®		
02			
01A		one medical	
01		Casper	SEPHORA
	JOYBIRD	DIG	McNALLY JACKSON
		WRIGHT GOEBEL	GoodVets
		Gong cha	BANGCOOKIES
C	TRADER JOE'S		
		HAN DYNASTY	

CITYPOINT





City Point



City Point





Safe Harbor Statement

Certain statements contained in this Corporate Update of Acadia Realty Trust, a Maryland real estate investment trust, (the “Company”), 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 (the “Exchange Act”). We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995, and we are including this statement for the purposes of complying with those safe harbor provisions, in each case, to the extent applicable. Forward-looking statements, which are based on certain assumptions and describe our 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 our 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 (such as ongoing armed conflicts and heightened regional tensions in the Middle East), contemplated tariff increases and other trade restrictions, 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) our success in implementing our business strategy and our 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 we may, from time to time, compete, and their effect on our revenues, earnings and funding sources and those of our tenants; (iv) increases in our borrowing costs as a result of rising inflation, changes in interest rates and other factors; (v) our ability to pay down, refinance, restructure or extend our indebtedness as it becomes due; (vi) our investments in joint ventures and unconsolidated entities, including our lack of sole decision-making authority and our reliance on our joint venture partners’ financial condition; (vii) our ability to obtain the financial results expected from our development and redevelopment projects; (viii) our tenants’ ability and willingness to renew their leases with us upon expiration, our ability to re-lease our properties on the same or better terms in the event of nonrenewal or in the event we exercise our right to replace an existing tenant, and obligations we may incur in connection with the replacement of an existing tenant; (ix) our potential liability for environmental matters; (x) damage to our 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 future public health crisis, which may adversely affect us and our tenants’ business, financial condition, results of operations and liquidity; (xii) uninsured losses; (xiii) our ability and willingness to maintain our qualification as a real estate investment trust (“REIT”) in light of economic, market, legal, tax and other considerations; (xiv) information technology (“IT”) security breaches, including increased cybersecurity risks relating to the use of remote technology and artificial intelligence (“AI”); (xv) risks associated with our use of AI tools, which could result in reputational harm, and legal or regulatory liability; (xvi) the loss of key executives; and (xvii) the accuracy of our 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.

investorrelations@acadiarealty.com

914-288-8100

 acadiarealty.com

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

ACADIA