

CITYPOINT



NYU DENTISTRY
Brooklyn Patient Care

PRIMARK



PRIMARK

PRIMARK

CHICK

CITY POINT

City Point is a **1.9 million-square-foot** shopping, food, entertainment, office, and residential complex at the epicenter of Downtown Brooklyn. As the nexus of this rapidly growing neighborhood, City Point embodies the creative energy, entrepreneurial spirit, and family-oriented community that makes Brooklyn, BKLYN.

City Point offers a high-quality, curated shopping environment along the Fulton Street Mall, Brooklyn's busiest shopping street, which attracts over **150,000 visitors daily**.

The mixed-use destination includes over **1,200 apartments**, the **largest food hall in Brooklyn**, and **thriving anchors** including Alamo Drafthouse Cinema, Trader Joe's, Target, and Primark.

At street-level City Point features an exciting mix of local and national retailers including Lululemon, Joybird, McNally Jackson Books, and The Black Home.



BROOKLYN, AMERICA'S 4TH LARGEST CITY, IS SIGNIFICANTLY UNDER-RETAILED

1 **NEW YORK**

8,467,513

2 **LOS ANGELES**

3,849,297

3 **CHICAGO**

2,696,555

4 **BROOKLYN**

2,641,052

5 **HOUSTON**

2,288,250

RETAIL SQUARE FOOTAGE PER CAPITA



U.S. MARKETS



BROOKLYN

EXPERIENCE EVERYTHING AT CITY POINT

BIGGER

Anchored by Target, Primark, Alamo Drafthouse Cinema, and Trader Joe's

Multi-level Alamo Drafthouse Cinema

Vibrant mix of national and local retailers

On-site, full-time security

EXCITING

A family-centric destination with active, year-round events and programming for all

Brooklyn's largest food hall with 40 vendors representing global cuisine

Unique experiences ranging from indoor pickleball to the Escape Game

BOLDER

Established in one of the fastest-growing neighborhoods in the country

Fronting Abolitionist Place, Brooklyn's newest and most anticipated park

At the center of Brooklyn's most affluent neighborhoods

CENTRAL

Accessible by 14 train lines within one block

Onsite connection to the DeKalb Ave Subway Station (B, Q, and R trains)

97 Walk Score, 100 Transit Score, and 91 Bike Score

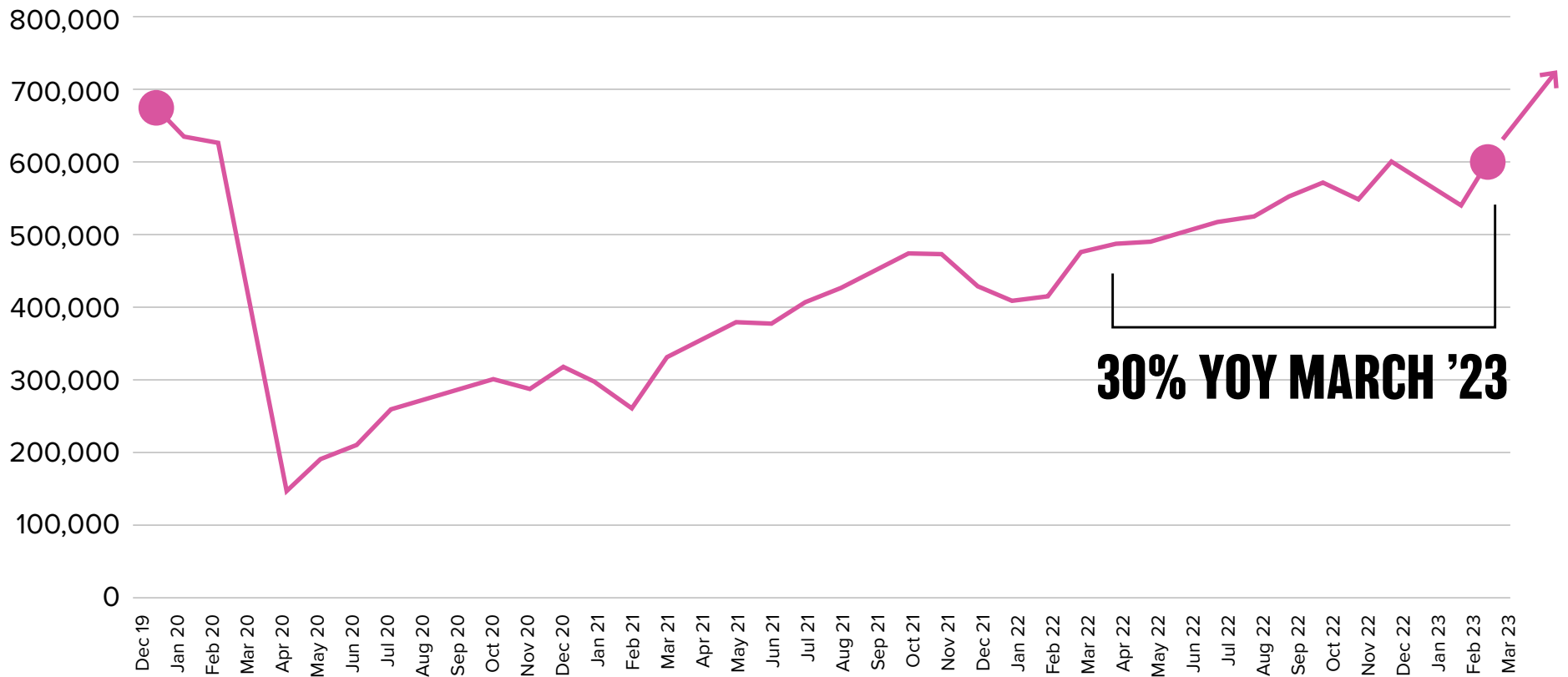
Two adjacent parking garages

CITY POINT'S ANCHORS ARE THRIVING



HITTING THEIR STRIDE

SHOPPER TRAFFIC APPROACHING A NEW HIGH



30% YOY MARCH '23

6 MILLION

people visited City Point in 2022

685,000

December 2019 peak foot traffic

616,000

March 2023 — 90% pre-pandemic high



DOWNTOWN BROOKLYN

TRADE AREA

Owner-Occupied Median Home Value
Renter-Occupied Median Rent

DUMBO

\$1.8M
\$4,048

BROOKLYN HEIGHTS

\$1.0M
\$4,048

DOWNTOWN BROOKLYN

\$1.2M
\$4,048

CITYPOINT

CLINTON HILL

\$972,000
\$2,951

COBBLE HILL

\$1.1M
\$4,048

BOERUM HILL

\$1.2M
\$4,057

FORT GREENE

\$628,000
\$3,975

CARROLL GARDENS

\$1.71M
\$3,839

GOWANUS

\$1.33M
\$3,995

PROSPECT HEIGHTS

\$1.2M
\$3,924

PARK SLOPE

\$1.2M
\$3,995

City Point is at the center of Brownstone Brooklyn and the most affluent neighborhoods in the Borough.

500,000+

residents within 2 miles

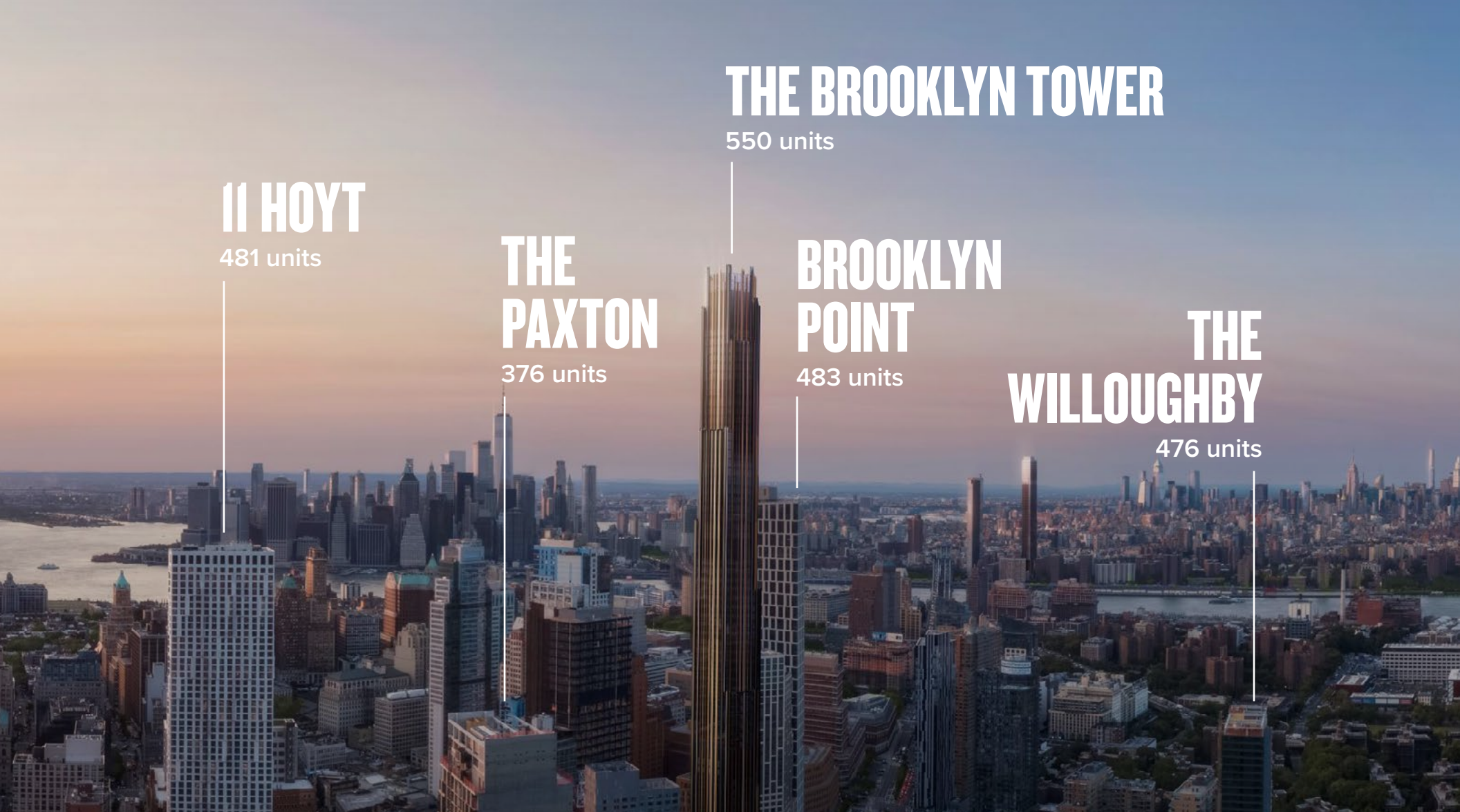
\$176,451

average household income

\$201,101

projected average household income (2026)

2021 Estimates with 2026 Projections



11 HOYT

481 units

THE PAXTON

376 units

THE BROOKLYN TOWER

550 units

BROOKLYN POINT

483 units

THE WILLOUGHBY

476 units

27K NEW RESIDENTIAL UNITS

Downtown Brooklyn has more new apartments than

DOWNTOWN AUSTIN (16,784 TOTAL UNITS) and **NASHVILLE (17,799 TOTAL UNITS)**.

DOWNTOWN BROOKLYN

DEVELOPMENT MATRIX

Q4 2022 - Development Summary

COMPLETED PROJECTS
(SINCE 2004)

20,653

housing units

2.77M

office sq. ft.

2,467

hotel rooms

UNDER CONSTRUCTION

6,830

housing units

157K

office sq. ft.

103

hotel rooms

PIPELINE PROJECTS

1,808

housing units

405K

office sq. ft.

71

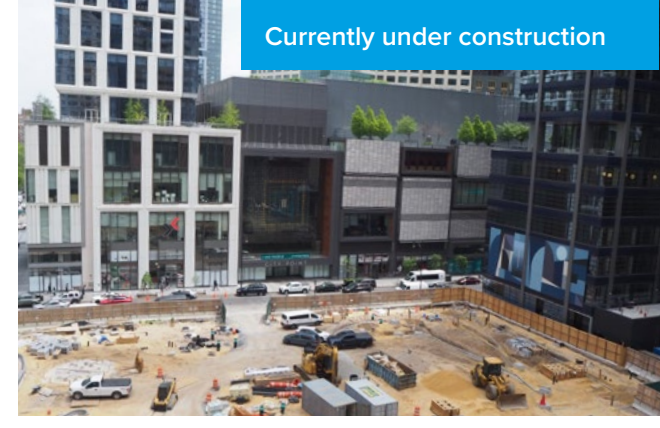
hotel rooms

ABOLITIONIST PLACE

BROOKLYN'S BRYANT PARK

DECEMBER 2023 DELIVERY

Currently under construction



Fronting City Point along Gold Street, Abolitionist Place is expected to become one of the most activated public spaces for the families, residents, visitors, and workers in Downtown Brooklyn.

1.15 ACRES

Of public, open greenspace located directly across from City Point.

2 ELEMENTARY SCHOOLS

Adjacent to the park will bring children and families here daily.

- **BASIS SCHOOL**
(450 seat)
- **PUBLIC ELEMENTARY SCHOOL**
(312 seat)

BUILDING UP BROOKLYN



5



4

PRIMARK®



3



2

lululemon Casper FOGO DE CHÃO Gong cha spear

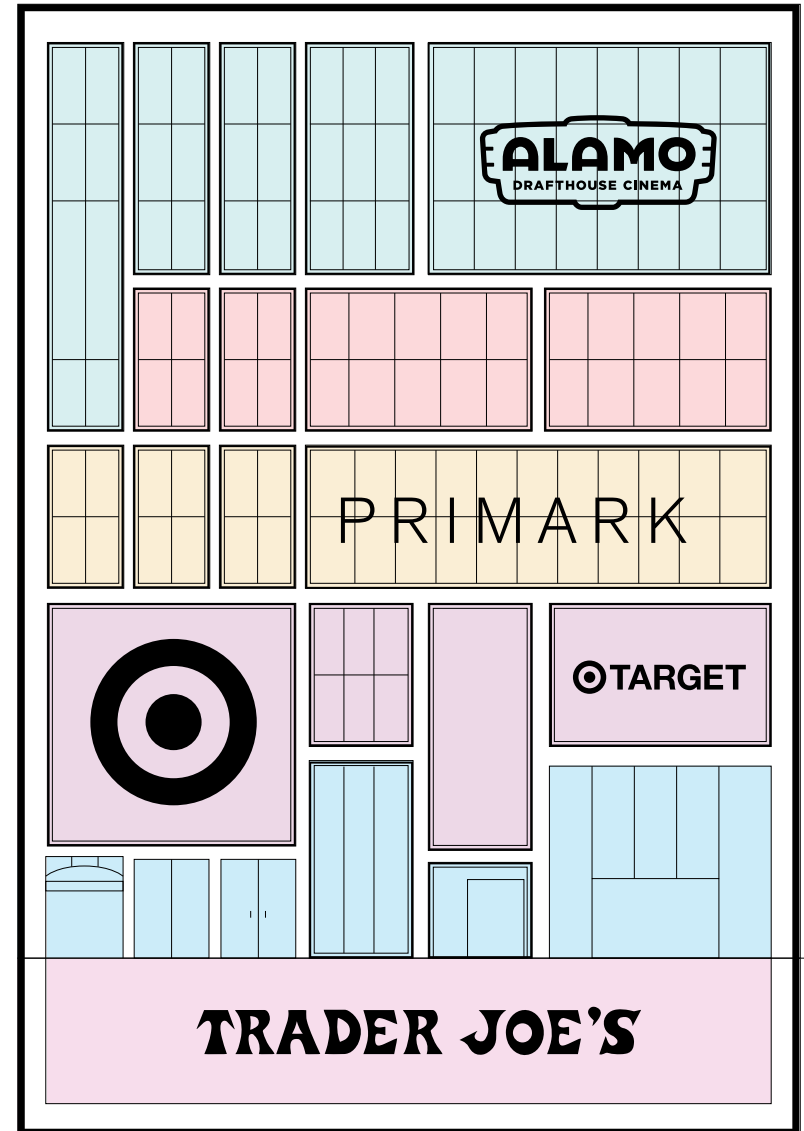
1

JOYBIRD DIG McNALLY JACKSON WRIGHT GOEBEL GoodVets

TRADER JOE'S



C



CONCOURSE LEVEL

FOOD HALL, GROCERY
AND ENTERTAINMENT



LEVEL 1

Retail B	1,584 SF
Retail 114	1,605 SF
Retail 116	998 SF
Retail 118	1,939 SF
Retail 120	2,014 SF
Retail 122	1,151 SF
Retail 124A	951 SF
Retail 124B	1,062 SF
Retail 132	5,016 SF
Retail 134A	1,542 SF
Retail 134B	1,144 SF

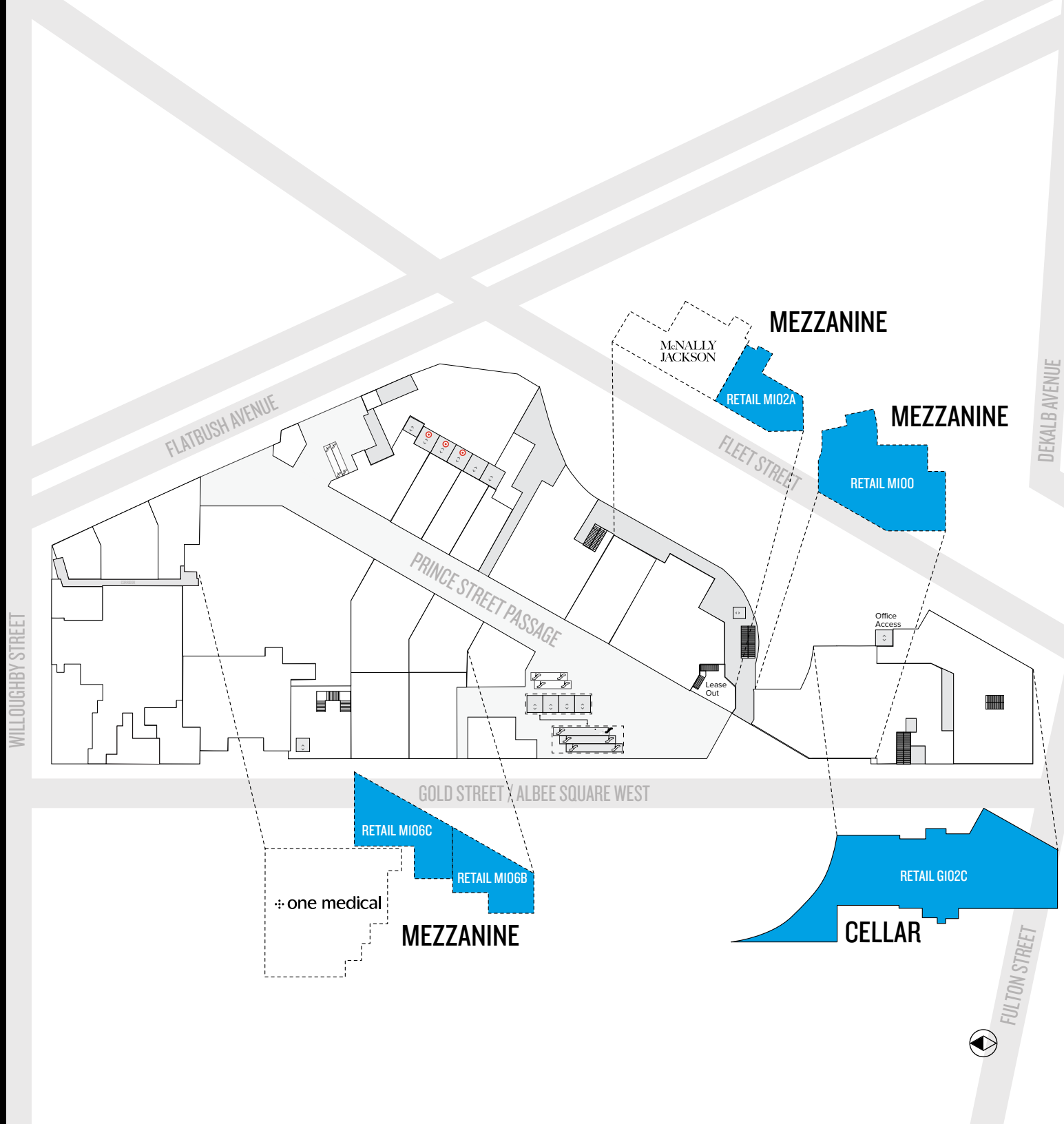


- Available
- Residential
- Leased
- Back of house



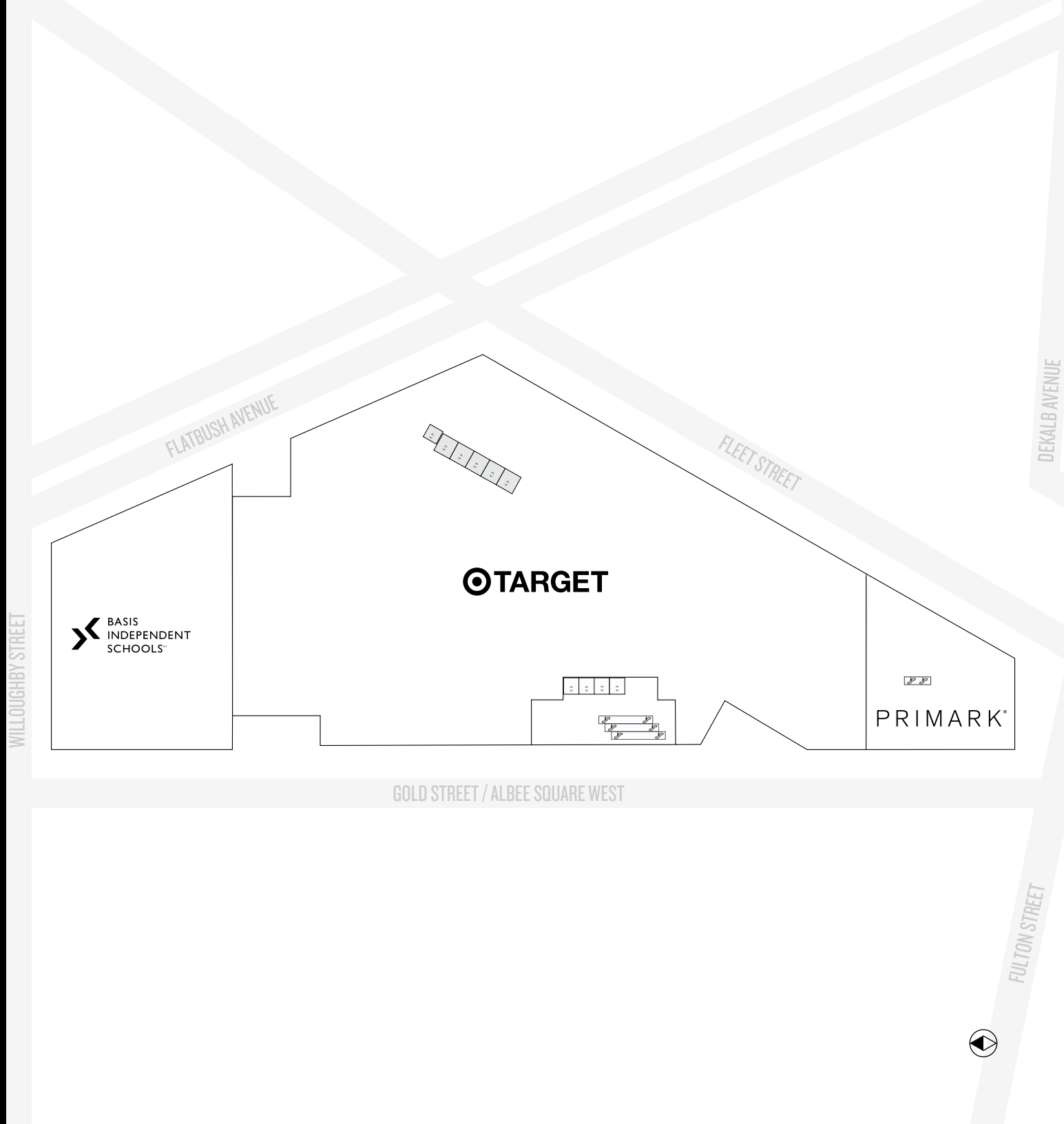
MEZZ & CELLAR

Retail G102C	9,191 SF
Retail M100	4,410 SF
Retail M102A	1,369 SF
Retail M106B	2,548 SF
Retail M106C	2,078 SF



- Available
- Residential
- Leased
- Back of house

LEVEL 2

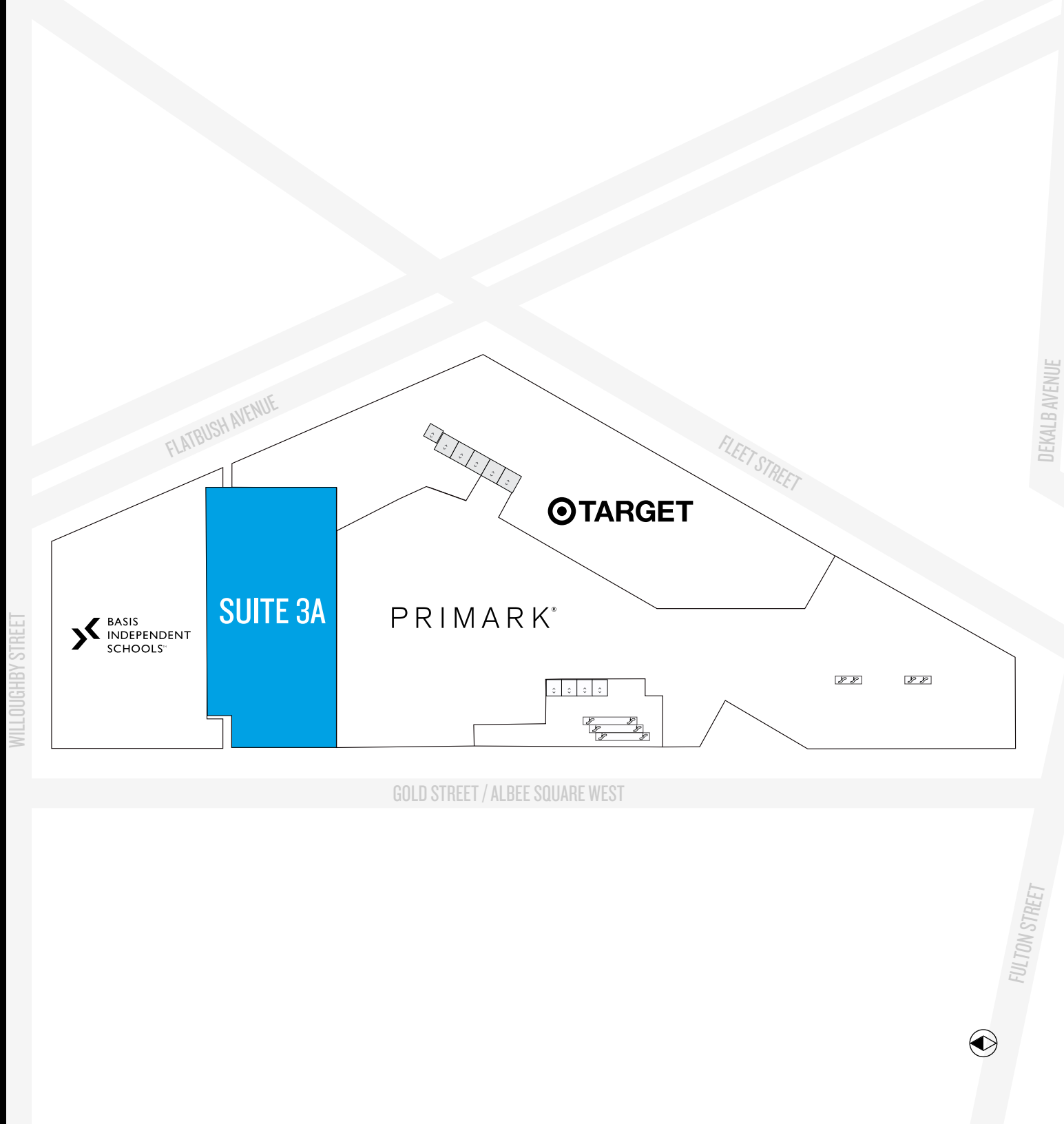


- Available
- Residential
- Leased
- Back of house

LEVEL 3

Suite 3A

10,000 SF



- Available
- Residential
- Leased
- Back of house

LEVEL 4

Office Suite 4A 17,244 SF
Pre-Build Suite 4B 10,400 SF



- Available
- Residential
- Leased
- Back of house

SIGNAGE OPPORTUNITY

Time on LED — Albee Square



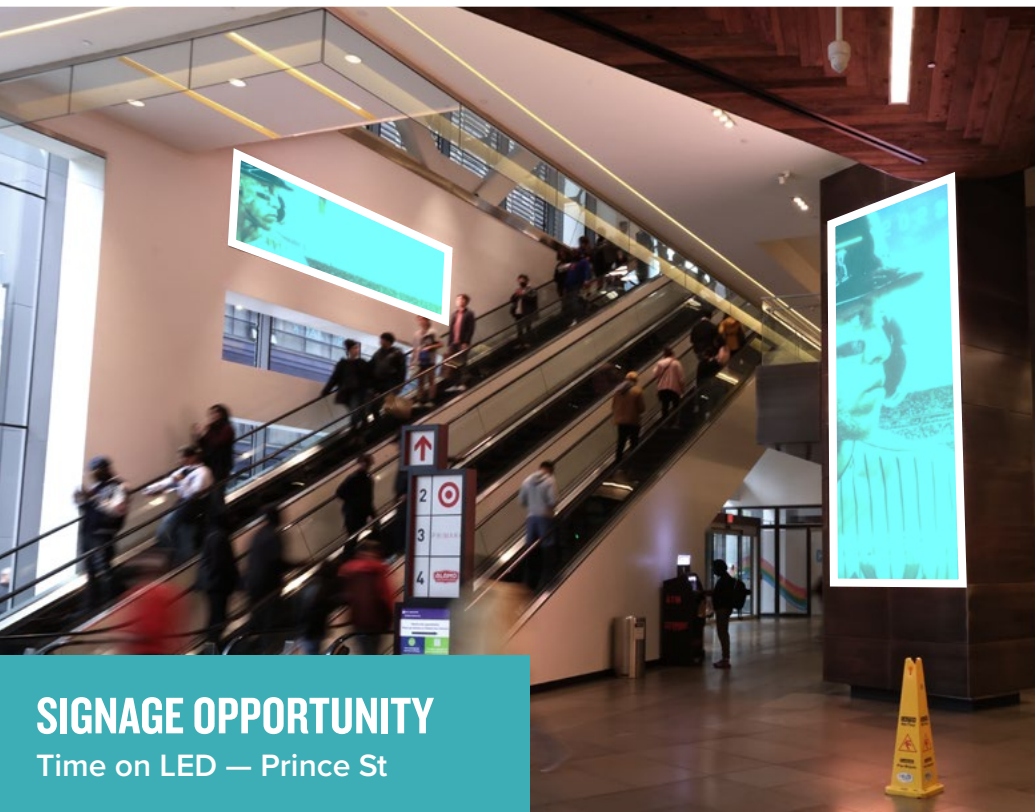
SIGNAGE OPPORTUNITY

Time on LED — Gold St & Fulton St



SIGNAGE OPPORTUNITY

Time on LED — Prince St



SIGNAGE OPPORTUNITY

Static & LED — Flatbush Ave



EVENTS AT CITY POINT



ACTIVE EVENT PROGRAMMING IS PART OF CITY POINT'S DNA.

City Point hosts an exciting lineup of programming that celebrates and embraces the diversity of New York City.



DEKALB MARKET HALL

BROOKLYN'S LARGEST FOOD HALL

- 40 vendors
- International cuisines spanning the globe
- Curated, unique local operators



**“ENTER A FOODIE PARADISE
IN BROOKLYN.”**

— New York Post

BROOKLYN

CITYPOINT

COREY LOBER

clober@acadiarealty.com
914.288.8193

citypointbrooklyn.com
@CityPointBKLYN