



Portfolio Listing



Federal Realty Investment Trust is an equity real estate investment trust (REIT) specializing in the ownership, management and redevelopment of high-quality retail properties, including shopping centers and urban, mixed-use properties. Federal Realty's portfolio is located in strategically selected metropolitan markets in the Northeast, Mid-Atlantic, California, and Florida.

The Trust's principal competitive advantages stem from property locations that are widely recognized for having very strong demographics, including dense populations, high household incomes, and significant barriers to entry. These competitive advantages result in strong consumer demand, outstanding sales, and superior operating results.

A key element of the Trust's strategy for maximizing income and increasing property value is redevelopment and remerchandising. From simple improvements such as façade renovations to more comprehensive reconfigurations, these redevelopments typically improve rental and occupancy rates. In addition, the Trust has significant experience in the master planning, design, redevelopment, and operations of mixed-use properties. Investments in these redevelopments are justified on a return-on-invested-capital basis, include risk mitigation measures, and compete for capital with acquisition opportunities available to the Trust.

Also contributing to the future growth of Federal Realty is the ability to acquire operating properties within our core markets that possess value-enhancing opportunities. In addition, Federal Realty seeks to acquire stabilized, supermarket-anchored shopping centers in the Trust's target markets.

Over its 55 year history, Federal Realty has produced an outstanding track record, including growth in dividends per share. The Trust has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 50 consecutive years, the longest consecutive record in the REIT industry.

Shares of Federal Realty are traded on the New York Stock Exchange under the symbol FRT. For additional information about Federal Realty, please visit www.federalrealty.com.

CALIFORNIA

1700 Fourth Street
Berkeley, California
71,000 square feet
California Closets, CB2

Azalea
South Gate, California
222,000 square feet
CVS Pharmacy, Five Below, Marshalls, Michaels, Ross Dress for Less, ULTA

Bell Gardens
Bell Gardens, California
171,000 square feet
Dunkin' Donuts, Food 4 Less, JHOP, Rite Aid

Colorado Boulevard
Pasadena, California
69,000 square feet
Banana Republic, Pottery Barn, True Food Kitchen

Crow Canyon Commons
San Ramon, California
241,000 square feet
Habit Burger Grill, Panda Express, Panera Bread, Rite Aid, Starbucks

East Bay Bridge
Emeryville & Oakland, California
439,000 square feet
Home Depot, Michaels, Nordstrom Rack, Panera Bread, Target, ULTA

Escondido Promenade
Escondido, California
299,000 square feet
Dick's Sporting Goods, Ross Dress for Less, TJ Maxx, Target, ULTA*
*not owned by FRIT
www.escondidopromenade.com

Hastings Ranch Plaza
Pasadena, California
273,000 square feet
Corner Bakery Cafe, CVS Pharmacy, Marshalls, Panda Express

Hermosa Avenue
1221-1237 Hermosa Beach, California
23,000 square feet
Chase Bank

Hollywood Boulevard
Hollywood, California
180,000 square feet
CVS Pharmacy, DSW, LA Fitness, Marshalls

Kings Court
Los Gatos, California
80,000 square feet
CVS Pharmacy, Lunardi's Super Market
www.kingscourtlg.com

Los Jardines
Bell Gardens, California
78,000 square feet
Dollar Tree, Panda Express, Petco, Starbucks

Old Town Center
Los Gatos, California
98,000 square feet
Anthropologie, Banana Republic, Sur La Table
www.shopsatoldtowncenter.com

Olivo at Mission Hills
Mission Hills, California
105,000 square feet
24 Hour Fitness, Ross Dress for Less, Target

Plaza Del Sol
South El Monte, California
48,000 square feet
Marshalls, Panda Express, Starbucks

Plaza El Segundo
El Segundo, California
380,000 square feet
Anthropologie, Best Buy, Dick's Sporting Goods, HomeGoods, Lululemon Athletica, Sur La Table, Whole Foods
www.plazaelsegundo.com

Plaza Pacoima
Pacoima, California
204,000 square feet
Best Buy, Costco

San Antonio Center
Mountain View, California
376,000 square feet
24 Hour Fitness, Kohl's, Trader Joe's, Walmart

Santana Row
San Jose, California
885,000 square feet
Amazon Books, B8ta, Baldwin, Best Buy, Bonobos, CinéArts Theaters, H&M, Lululemon Athletica, Sephora, Sugarfina, Ted Baker, Tesla, Tumi, Warby Parker
www.santanarow.com

Sylmar Town Center
Sylmar, California
148,000 square feet
Big Lots, VS Pharmacy, Food 4 Less

The Point
El Segundo, California
115,000 square feet
Athleta, Bluemercury, Kendra Scott, Madewell, SoulCycle, Sugarfina, True Food Kitchen
www.thepointsb.com

Third Street Promenade
Santa Monica, California
209,000 square feet
Adidas, Banana Republic, California Pizza Kitchen, Club Monaco, Madewell, Old Navy

Village Square
Bell Gardens, California
81,000 square feet
Marshalls, Ross Dress for Less

Westgate Center
San Jose, California
647,000 square feet
Burlington, Michaels, Nike Factory, Nordstrom Rack, Ross Dress for Less, Target
www.shopsatwestgatemail.com

CONNECTICUT

Bristol Plaza
Bristol, Connecticut
266,000 square feet
Dollar Tree, Pet Valu, Stop & Shop, TJ Maxx

Darien
Darien, Connecticut
95,000 square feet
Equinox Fitness, Stop & Shop

Greenwich Avenue
Greenwich, Connecticut
36,000 square feet
Saks Fifth Avenue

DISTRICT OF COLUMBIA

Friendship Center
Washington, D.C.
119,000 square feet
DSW, Marshalls, Nordstrom Rack

Sam's Park & Shop
Washington, D.C.
49,000 square feet
California Tortilla, Foundation Fitness, Target

FLORIDA

CocoWalk Shopping Center
Coconut Grove, Florida
194,000 square feet
Cinépolis Theaters, Gap, Starbucks, Youfit Health Club

Del Mar Village
Boca Raton, Florida
196,000 square feet
CVS Pharmacy, Winn Dixie, LA Fitness
www.shopsatdelmar.com

The Shops at Sunset Place
South Miami, Florida
523,000 square feet
AMC, Barnes & Noble, LA Fitness, Z Gallerie

Tower Shops
Davie, Florida
426,000 square feet
Best Buy, DSW, Michaels, Ross Dress for Less, TJ Maxx, Trader Joe's, ULTA

ILLINOIS

Crossroads Shopping Center
Highland Park, Illinois
168,000 square feet
Guitar Center, LA Fitness, ULTA

Finley Square Shopping Center
Downers Grove, Illinois
278,000 square feet
Bed Bath & Beyond, Buy Buy Baby, Five Below, Michaels, PetSmart

Garden Market Shopping Center
Western Springs, Illinois
140,000 square feet
Mariano's Fresh Market, Walgreens

Riverpoint Center
Chicago, Illinois
211,000 square feet
Jewel Osco, Marshalls, Old Navy, Starbucks

MARYLAND

Bethesda Row
Bethesda, Maryland
534,000 square feet
Anthropologie, Apple, Bonobos, Equinox Fitness, Kendra Scott, Lululemon Athletica, Mon Ami Gabi, North Face, Rio Grande Cafe, Warby Parker, Williams-Sonoma
www.bethesda-row.com

Byron Station Shopping Center
Baltimore, Maryland
13,000 square feet
Casa Mia's, 7-Eleven

Congressional Plaza
Rockville, Maryland
325,000 square feet
Buy Buy Baby, Chop't, Container Store, Fresh Market, Last Call Studio by Neiman Marcus, LOFT, Saks Off 5th, ULTA
www.congressionalplaza.com

Courthouse Center
Rockville, Maryland
36,000 square feet
Apollo Restaurant, Subway

Federal Plaza
Rockville, Maryland
249,000 square feet
Dollar Tree, Five Below, Micro Center, Ross Dress for Less, TJ Maxx, Trader Joe's

Free State Shopping Center
Bowie, Maryland
264,000 square feet
Giant Food, IHOP, Office Depot, Ross Dress for Less, Starbucks, TJ Maxx

Gaithersburg Square
Gaithersburg, Maryland
207,000 square feet
Bed Bath & Beyond, CVS Pharmacy, Habit Burger Grill, Ross Dress for Less

Governor Plaza
Glen Burnie, Maryland
242,000 square feet
Aldi, Dick's Sporting Goods, Dollar Tree, Panera Bread, Petco, Starbucks

Laurel Shopping Center
Laurel, Maryland
389,000 square feet
CVS Pharmacy, Giant Food, LA Fitness, Marshalls, Starbucks
www.laurelshoppingcenter.com

Montrose Crossing
Rockville, Maryland
364,000 square feet
Barnes & Noble, Giant Food, Marshalls, Old Navy, Starbucks

Perring Plaza
Baltimore, Maryland
396,000 square feet
Burlington, Dollar Tree, Home Depot, Micro Center, Office Depot

Pike & Rose
North Bethesda, Maryland
402,000 square feet
AMP by Strathmore, Bluemercury, iPac Theaters, L.L.Bean, Pinstripes, Porsche, REI, Sephora, Summer House Santa Monica, Sur La Table, UNIQLO
www.pikeandrose.com

Plaza del Mercado
Silver Spring, Maryland
117,000 square feet
Aldi, CVS Pharmacy, LA Fitness, Starbucks

Quince Orchard
Gaithersburg, Maryland
267,000 square feet
Aldi, HomeGoods, LA Fitness, Staples

Rockville Town Square
Rockville, Maryland
187,000 square feet
CVS Pharmacy, Dawson's Market, Gold's Gym, Gordon Biersch, It's Sugar, Mellow Mushroom, Starbucks
www.rockvilletownsquare.com

Shoppes at Nottingham Square I & II
Baltimore, Maryland
32,000 square feet
Five Guys, Ledo Pizza & Pasta, Noodles & Company, Qdoba Mexican Grill, Starbucks

THE AVENUE at White Marsh
Baltimore, Maryland
315,000 square feet
AMC, Barnes & Noble, Bath & Body Works, MidiCi, Old Navy, Starbucks, ULTA
www.theavenueatwhitemarsh.com

White Marsh Ground Leases
Baltimore, Maryland
69,000 square feet
Bertucci's, Chick-Fil-A, Panera Bread, TGI Fridays, Red Lobster

White Marsh Plaza
Baltimore, Maryland
80,000 square feet
Bank of America, Giant Food

Wildwood Shopping Center
Bethesda, Maryland
83,000 square feet
Balducci's, Bluemercury, CVS Pharmacy, The Red Door Salon & Spa
www.shopsatwildwood.com

MASSACHUSETTS

Assembly Row

Somerville, Massachusetts
484,000 square feet
Adidas, AMC, LEGOLAND Discovery Center, Earls Kitchen + Bar, J. Crew, Lucky Strike, MidiCi, Muse Paintbar, Nike Factory, PAUL Bakery, Orangetheory Fitness, Saks Off 5th
www.assemblyrow.com

Assembly Square

Somerville, Massachusetts
337,000 square feet
Bed, Bath & Beyond, Burlington, Staples, Starbucks, TJ Maxx, Trader Joe's

Atlantic Plaza

North Reading, Massachusetts
123,000 square feet
Massage Envy, Starbucks, Stop & Shop

Campus Plaza

Bridgewater, Massachusetts
116,000 square feet
Burlington, Rite Aid, Roche Bros.

Chelsea Commons

Chelsea, Massachusetts
222,000 square feet
CVS Pharmacy, Dollar Tree, GameStop, Home Depot, Planet Fitness, Subway

Dedham Plaza

Dedham, Massachusetts
241,000 square feet
Panera Bread, Planet Fitness, Star Market

Linden Square

Wellesley, Massachusetts
223,000 square feet
Bach to Rock, Bluemercury, California Pizza Kitchen, CVS Pharmacy, Pure Barre, Roche Bros., Starbucks, Unleashed by Petco
www.shoplindensquare.com

North Dartmouth

North Dartmouth, Massachusetts
48,000 square feet
Stop & Shop

Queen Anne Plaza

Norwell, Massachusetts
149,000 square feet
Big Y Foods, HomeGoods, TJ Maxx

Saugus Plaza

Saugus, Massachusetts
169,000 square feet
Five Guys, Kmart, Super Stop & Shop

MICHIGAN

Gratiot Plaza

Roseville, Michigan
217,000 square feet
Bed Bath & Beyond, Best Buy, DSW, Kroger, Ruby Tuesday

NEW JERSEY

Brick Plaza

Brick, New Jersey
422,000 square feet
AMC, Barnes & Noble, DSW, HomeGoods, Michaels, PetSmart, Ulta

Brook 35 & West

Sea Girt, New Jersey
98,000 square feet
Banana Republic, Bluemercury, Coach, Loft, Victoria's Secret, Williams-Sonoma
www.brook35plaza.com

Ellisburg Circle

Cherry Hill, New Jersey
268,000 square feet
Buy Buy Baby, Dollar Tree, Five Below, Stein Mart, Whole Foods

Mercer Mall

Lawrenceville, New Jersey
530,000 square feet
Bed, Bath & Beyond, Bonafish Grill, DSW, Nordstrom Rack, Petco, REI, Ross Dress for Less, ShopRite, Starbucks, TJ Maxx

The Grove at Shrewsbury

Shrewsbury, New Jersey
193,000 square feet
Anthropologie, Athleta, Banana Republic, Bluemercury, Brooks Brothers, Free People, J. Crew, Lululemon Athletica, MAC, Madewell, Pottery Barns, Williams-Sonoma
www.thegroveatshrewsbury.com

Troy Hills Shopping Center

Parsippany-Troy, New Jersey
211,000 square feet
Dollar Tree, LA Fitness, Michaels, Panera Bread, Petco, Target

NEW YORK

Fresh Meadows Avenue Shops

Queens, New York
63,000 square feet
Rite Aid

Fresh Meadows Place

Queens, New York
340,000 square feet
AMC, CVS Pharmacy, Kohl's, Michaels, Starbucks, Unleashed by Petco

Greenlawn Plaza

Greenlawn, New York
106,000 square feet
Greenlawn Farms, Tuesday Morning

Hauppauge Shopping Center

Hauppauge, New York
134,000 square feet
Panera Bread, Pet Valu, ShopRite

Huntington Shopping Center

Huntington, New York
279,000 square feet
Bed Bath & Beyond, Buy Buy Baby, Michaels, Nordstrom Rack, PetSmart, ULTA

Huntington Square

East Northport, New York
74,000 square feet
Barnes & Noble, Chili's, Orangetheory Fitness

Melville Mall

Huntington, New York
251,000 square feet
Dick's Sporting Goods, Macy's Backstage, Marshalls, Uncle Giuseppe's Marketplace

NORTH CAROLINA

Eastgate

Chapel Hill, North Carolina
159,000 square feet
Petco, RiteAid, Starbucks, Stein Mart, Trader Joe's, ULTA, Zoe's Kitchen
www.shoppingeastgate.com

PENNSYLVANIA

Andorra Shopping Center

Philadelphia, Pennsylvania
264,000 square feet
Acme Markets, Dollar Tree, GameStop, Kohl's, LA Fitness, Petco, Staples

Bala Cynwyd Shopping Center

Bala Cynwyd, Pennsylvania
294,000 square feet
Acme Markets, Corner Bakery Cafe, LA Fitness, Lord & Taylor, Michaels, Pet Valu

Flourtown Shopping Center

Flourtown, Pennsylvania
156,000 square feet
Dollar Tree, Giant Food, Movie Tavern

Lancaster Shopping Center

Lancaster, Pennsylvania
127,000 square feet
Giant Food, Michaels, Orangetheory Fitness

Langhorne Square Shopping Center

Levittown, Pennsylvania
227,000 square feet
California Tortilla, Dollar Tree, Marshalls, Panera Bread, Planet Fitness

Lawrence Park Shopping Center

Broomall, Pennsylvania
374,000 square feet
Barnes & Noble, CVS Pharmacy, HomeGoods, Panera Bread, TJ Maxx

Northeast Shopping Center

Philadelphia, Pennsylvania
288,000 square feet
Burlington, Dollar Tree, Dunkin' Donuts, Five Below, Marshalls, ULTA

Town Center of New Britain

New Britain, Pennsylvania
124,000 square feet
Dollar Tree, Giant Food, Revolve Fitness, Rite Aid

Willow Grove Shopping Center

Willow Grove, Pennsylvania
211,000 square feet
Barnes & Noble, Five Below, HomeGoods, Marshalls, Orangetheory Fitness, Panera Bread

Wynnewood Shopping Center

Wynnewood, Pennsylvania
251,000 square feet
Bed Bath & Beyond, DSW, Elevation Burger, GameStop, Giant Food, Old Navy, Pure Barre,
www.shopsatwynnewood.com

VIRGINIA

29th Place

Charlottesville, Virginia
169,000 square feet
DSW, HomeGoods, Staples, Starbucks, Stein Mart

7770 Richmond Highway

Alexandria, Virginia
60,000 square feet
Results Fitness

Barcroft Plaza

Falls Church, Virginia
115,000 square feet
Glory Days Grill, Harris Teeter, Starbucks

Barracks Road Shopping Center

Charlottesville, Virginia
498,000 square feet
Barnes & Noble, Bed, Bath & Beyond, CVS Pharmacy, Harris Teeter, Michaels, Orangetheory Fitness, Panera Bread, ULTA
www.barracksroad.com

Chesterbrook

McLean, Virginia
90,000 square feet
Rite Aid, Safeway, Starbucks, Subway

Falls Plaza

Falls Church, Virginia
144,000 square feet
CVS Pharmacy, Giant Food, Staples, Starbucks, Subway

Graham Park Plaza

Falls Church, Virginia
260,000 square feet
CVS Pharmacy, Giant Food, LA Fitness, Pet Valu, Stein Mart, Subway

Idylwood Plaza

Falls Church, Virginia
73,000 square feet
Starbucks, Tara Thai, Whole Foods

Leesburg Plaza

Leesburg, Virginia
236,000 square feet
GameStop, Giant Food, Gold's Gym, Office Depot, Party City, PetSmart, Pier 1 Imports

Mount Vernon Plaza

Alexandria, Virginia
511,000 square feet
Shoppers Food Warehouse, Bed Bath & Beyond, DSW, Five Below, Home Depot, Michaels, TJ Maxx

Old Keene Mill Shopping Center

Springfield, Virginia
92,000 square feet
Austin Grill, BGR The Burger Joint, Planet Fitness, Starbucks, Walgreens, Whole Foods

Pan Am Shopping Center

Fairfax, Virginia
227,000 square feet
CVS Pharmacy, Glory Days Grill, Michaels, Micro Center, Pet Valu, Starbucks, Subway

Pentagon Row

Arlington, Virginia
299,000 square feet
Bed Bath & Beyond, DSW, Harris Teeter, Rite Aid, Sur La Table, The Red Door Salon & Spa, TJ Maxx, ULTA, Unleashed by Petco, World Market
www.pentagonrow.com

Pike 7 Plaza

Vienna, Virginia
164,000 square feet
Cava Grill, Crunch Fitness, DSW, Panera Bread, Staples, TJ Maxx

Tower Shopping Center

Springfield, Virginia
112,000 square feet
Baskin-Robbins, LA Mart, Talbots, Total Wine & More

Tyson's Station

Falls Church, Virginia
50,000 square feet
Peet's Coffee & Tea, Trader Joe's

Village at Shirlington

Arlington, Virginia
266,000 square feet
AMC, Busboys and Poets, Capitol City Brewing Company, Carlyle Grand Cafe, Guapo's, Harris Teeter, My Thrive Pilates, Peet's Coffee & Tea
www.villageatshirlington.com

Willow Lawn

Richmond, Virginia
463,000 square feet
Dick's Sporting Goods, DSW, Gold's Gym, Kroger, Muse Paintbar, Old Navy, Oshkosh, Panera Bread, Pet Valu, Ross Dress for Less, Staples
www.willowlawn.com

