



Your Tenants Are About to Ask for This

How REITs can prepare their properties for the coming wave of autonomous vehicles

Property Value in the AV Era

Autonomous vehicles are already operating in many cities, and adoption is accelerating fast. They are changing how people travel, shop, eat, and receive goods.

This new era is called **Autonomous Commerce**. It is a near-future reality where vehicles, not humans, handle trips to retail, grocery, and restaurant properties. Tenants will soon depend on AVs to bring in customers, pick up orders, and complete deliveries.

The big question is whether your properties will be ready.

The Problem Today: Curb Chaos

Most commercial properties were never designed for driverless vehicles. The issues are already piling up:

- Crowded fire lanes
- Rideshare and delivery drivers stacking up
- No signage or coordination for vehicle arrivals

- Tenants forced to improvise pickup zones
- Customer frustration and operational delays

These challenges will multiply when AVs arrive, because autonomous vehicles expect digital coordination, not human direction.

The REIT Opportunity

REITs and commercial property owners have a rare chance to get ahead of the curve. By preparing sites for autonomous logistics now, you will:

- Attract and retain future-focused tenants
- Increase property throughput and curb utility
- Create new value-added services
- Improve traffic flow and safety
- Protect long-term relevance of your assets

This is not just about adding a lane or repainting a curb. It is about giving your tenants the infrastructure and tools they will need to thrive in the AV economy.

Autolane's OpenCurb OS

Autolane helps commercial property owners modernize their curb infrastructure with a plug-and-play operating system that makes any site compatible with AVs, bots, and autonomous fleets.

With OpenCurb OS, you can:

- Digitally assign curb zones to different tenants and use cases

- Coordinate AV pickup and drop-off with real-time signals
- Log all vehicle activity at the curb
- Provide tenants with dashboards and controls
- Enable ride-hailing, self-delivery, and direct delivery logistics
- Turn dead parking zones into revenue-generating space

No tenant systems need to change. You control the curb and offer it as a value-added service.

Visitors Arriving By Rideshare Today? Autolane Has You Covered With Ride-Hailing Coordination

Autolane's **Ride-Hailing Coordination** platform works today with human drivers and AVs. It helps you solve current problems while preparing for what is next.

It enables:

- Smart traffic flow
- Reduced stacking and congestion
- Automated arrival instructions for rideshare services
- Full visibility into vehicle movement on your property for future developments

The Tenants of the Future

Your tenants will soon rely on vehicles, not customers, to do the traveling.

- QSR tenants will need AV pickup zones
- Grocery stores will dispatch bots for direct delivery

- Retailers will use self-delivery for curbside handoff
- Delivery fleets will expect docking and routing support

With Autolane, you can offer one unified curb interface that supports all of these use cases. It makes your property easier to operate from and more desirable to occupy.

Your Next Advantage

Drive tenant loyalty

Help your tenants reduce costs, improve logistics, and avoid operational headaches

Boost property value

Offer AV-ready services as part of your amenity stack

Modernize without disruption

Deploy digital tools that enhance the existing site

Stand out with innovation

Position your portfolio as future-focused and mobility-ready

Get AV ready now!

Autonomous Commerce is almost here. Your tenants will need help. Your curb will need to do more. Autolane gives you a simple way to modernize without breaking ground.



Want to explore how your REIT portfolio can get AV-ready?

Email opencurb@goautolane.com to get started.