

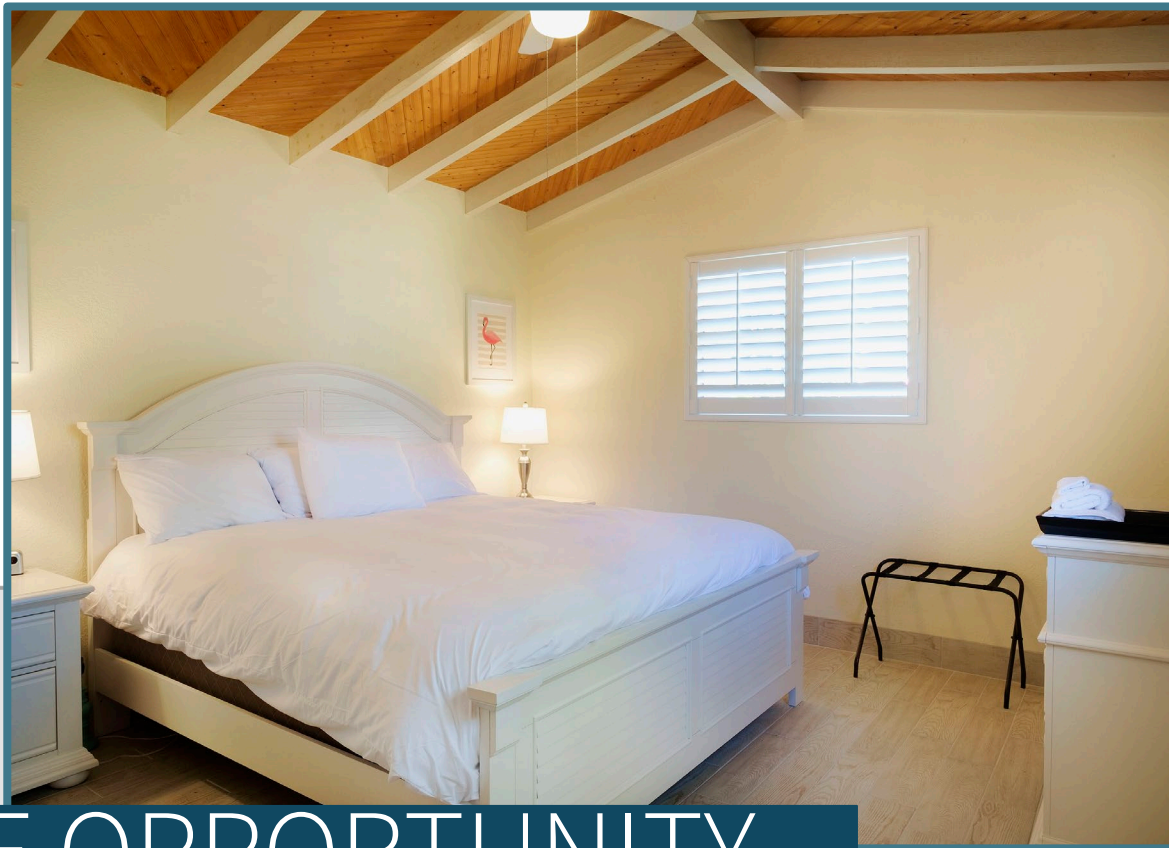


**ATLANTIC  
HIDEAWAY**

**BOUTIQUE HOTEL  
INVESTMENT  
OPPORTUNITY**

**DELRAY BEACH, FL**

EXECUTIVE SUMMARY



# THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Atlantic Hideaway (“The Property”), a 14-key, boutique hotel located in the Downtown Core of thriving Delray Beach, Florida. The Property is located along Federal Highway a few blocks from Atlantic Avenue, one of South Florida’s premier urban retail and experiential corridors. The Property, which is located within the development friendly CBD Zoning, sits on 0.38 acres and offers 20 surface parking spaces.

Originally built in 1948, the Property was fully renovated from 2017-2019 currently operates as 14-key boutique hotel catering to tourists looking to experience Delray’s vibrant nightlife, emerging food scene, and sun-filled beaches. In Q1 2025, the property has been operating at above 50% occupancy and achieving strong ADRs in the \$250/night range.

**Atlantic Hideaway represents a unique opportunity to acquire a boutique hotel asset in the heart of downtown Delray Beach. There is tremendous potential for an investor to increase operational efficiencies and to add value via targeted capital improvement projects.**

## PROPERTY SUMMARY

Address	297 NE 6 <sup>th</sup> Avenue, Delray Beach, FL 33483
Keys	14
Square Footage	+/- 4,800
Year Built / Reno'd	1948 / 2017-2019
Site Size	0.38 Acres
Zoning	CBD
Parking	20 Surface Spaces (1.43 / Key)
Ownership	Fee Simple

## UNIT MIX

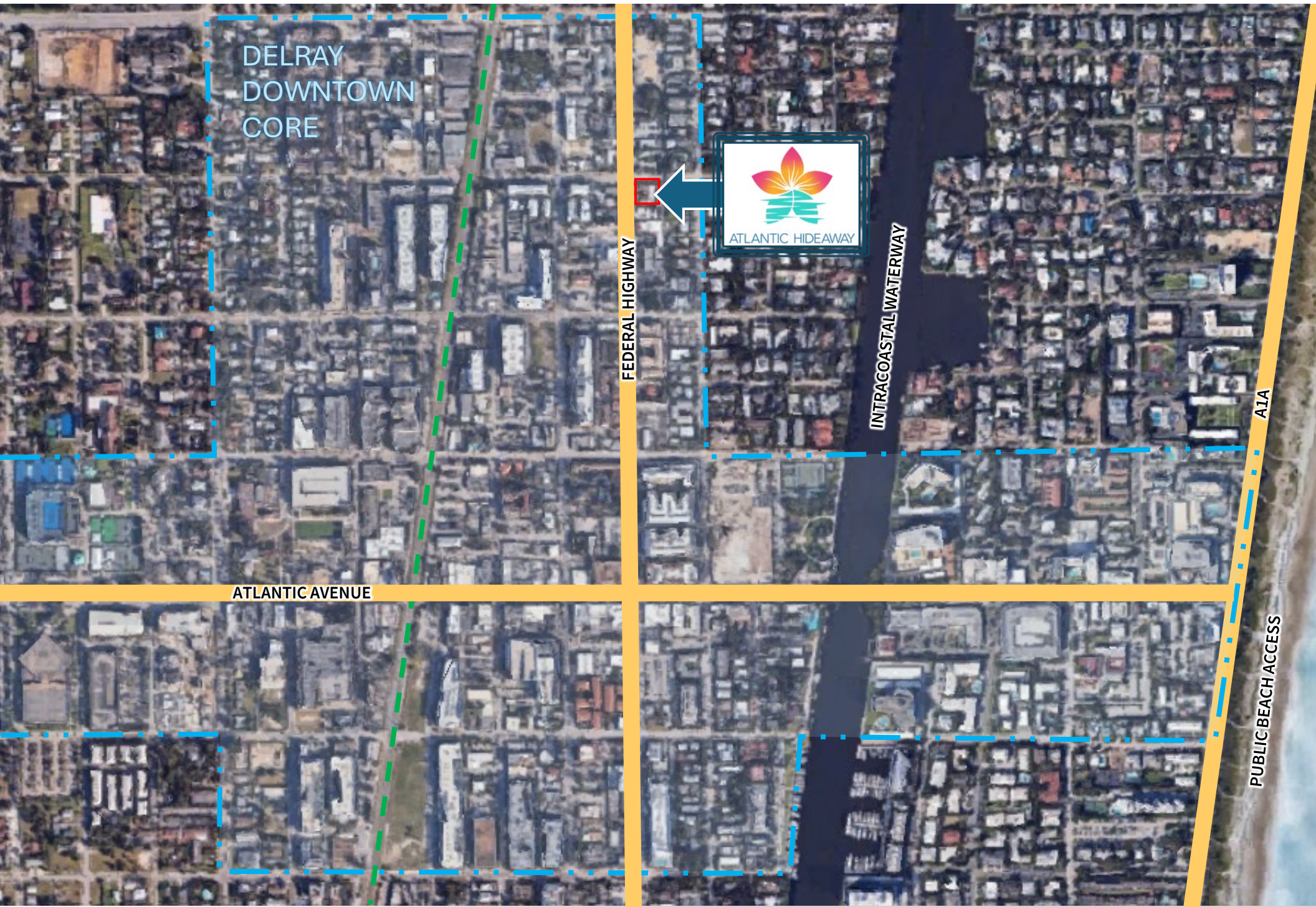
Type	# of Units
King	5
King Plus	3
Double	1
Double Plus	1
Queen	3
Full	1
<b>Total</b>	<b>14</b>



# INVESTMENT HIGHLIGHTS

- **PRIME LOCATION ON FEDERAL HIGHWAY IN EAST DELRAY BEACH**
  - Blocks from Atlantic Avenue, Pineapple Grove, and public beach access
  - Serviced by Delray Beach's Freebee shuttle service providing access to the greater downtown core and the beach
- **14-KEY, CASH-FLOWING BOUTIQUE HOTEL**
  - Renovated in 2017-2019
  - Features 3 courtyard areas and 20 surface parking spaces
- **STRONG DELRAY BEACH HOSPITALITY MARKET**
  - Independent Chain Scale Hotels in have outperformed in the submarket
    - +15% CAGR in ADR since 2019
    - 2024 Average ADR of \$359/night
    - 2024 Average Occupancy 60.4%
- **FAVORABLE CBD ZONING AND SITE SIZE OF 0.38 ACRES**
  - Covered land play with future development potential in a rapidly expanding urban core
- **MULTIPLE VALUE-ADD AND REVENUE GROWTH OPPORTUNITIES**
  - Potential to optimize operational efficiencies, add amenities, and increase revenue via parking income

# BLOCKS FROM ATLANTIC AVENUE AND MINUTES FROM DELRAY BEACH ACCESS



DELRAY  
DOWNTOWN  
CORE



FEDERAL HIGHWAY

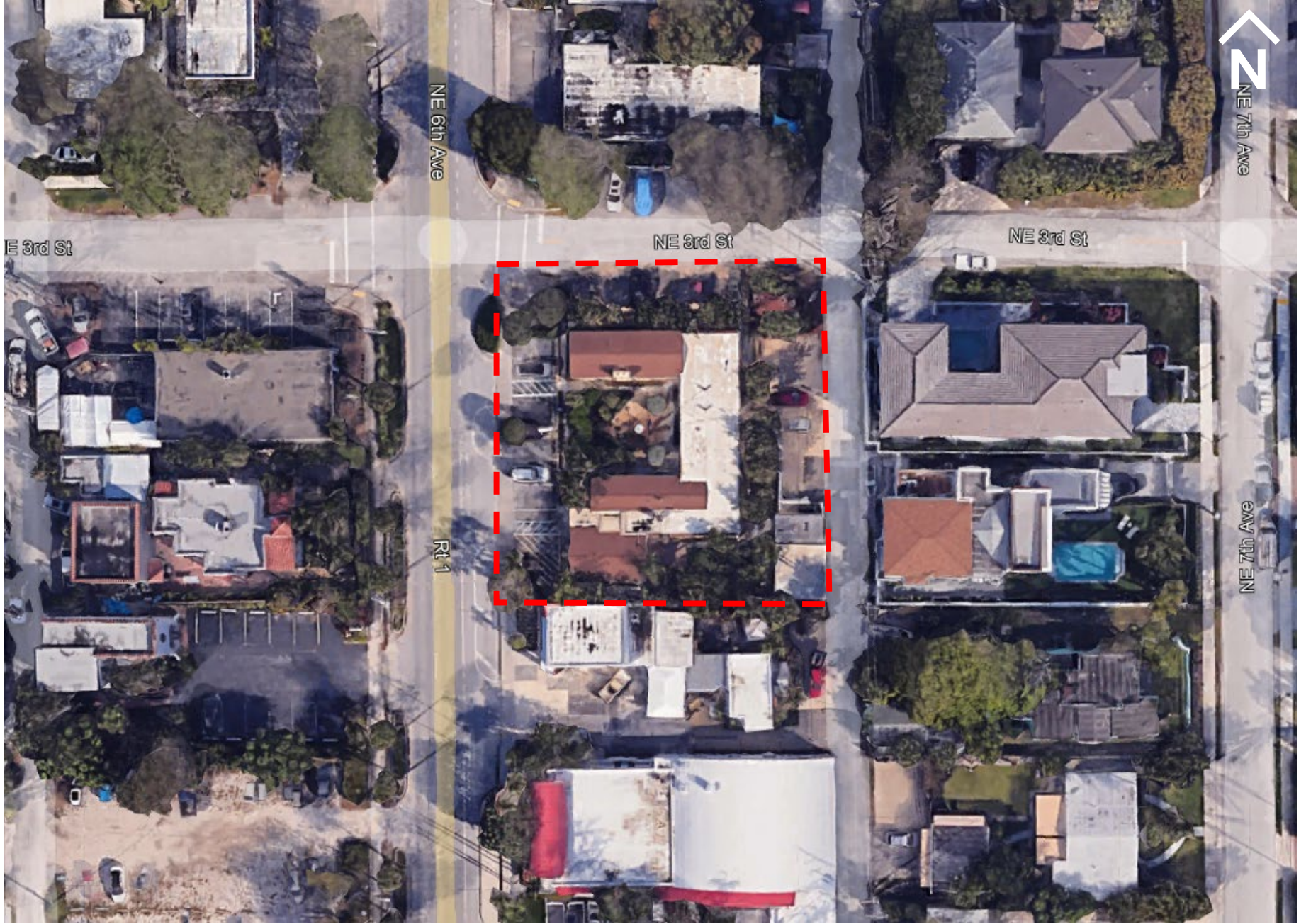
INTRACOASTAL WATERWAY

ATLANTIC AVENUE

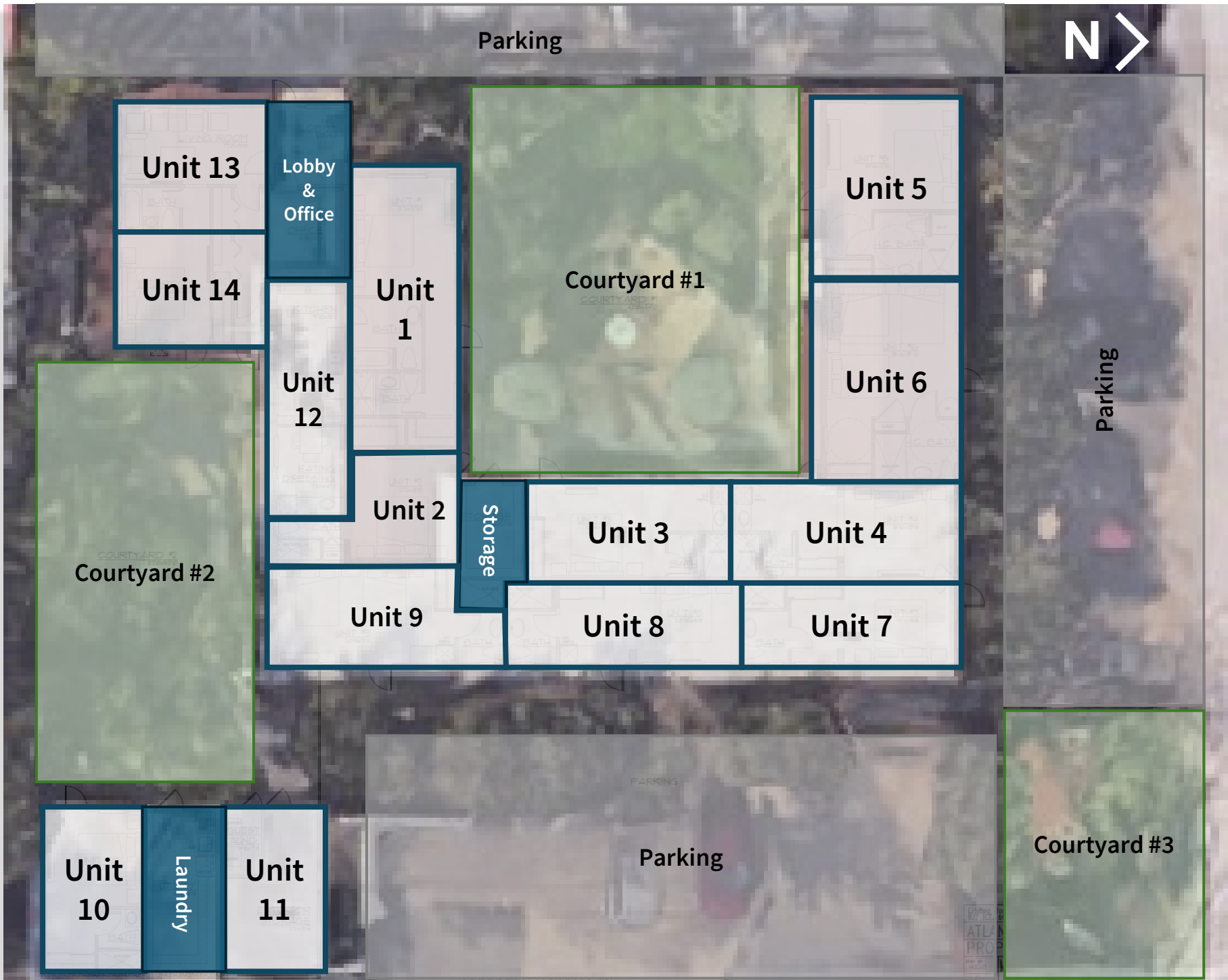
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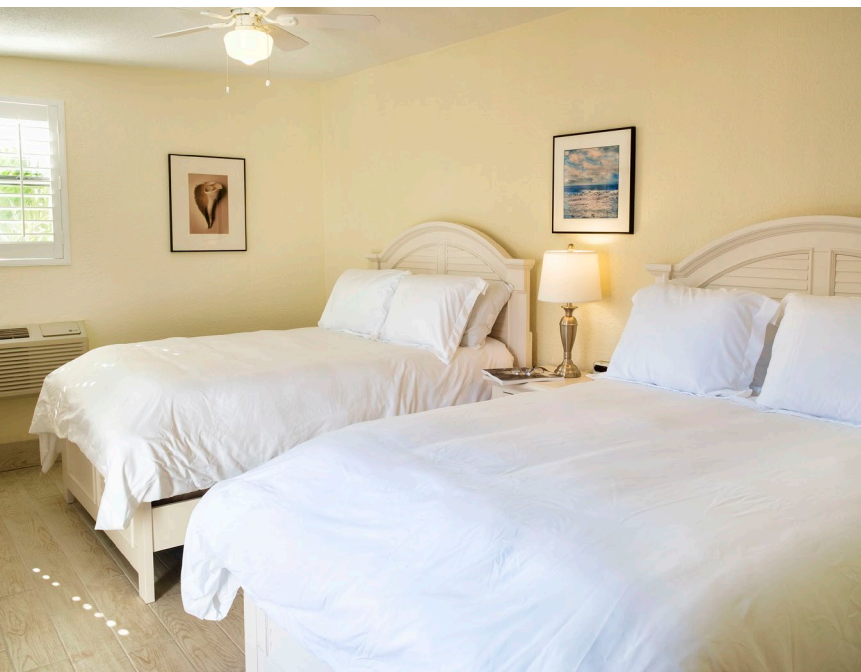
PUBLIC BEACH ACCESS

# SITE PLAN



# FLOOR PLAN







175,339  
5 MILE POPULATION

\$97,223  
5 MILE AHHI

\$359

AVERAGE 2024 ADR  
INDEPENDENT CHAIN  
SCALE HOTELS



120+  
RESTAURANTS

14,000+  
HOTEL ROOMS

**+\$70.00**  
RETAIL ASKING RENT

**+80%**  
RETAIL RENT GROWTH  
SINCE 2013



**EAST DELRAY BEACH IS ONE OF SOUTH FLORIDA'S FASTEST GROWING  
AND MOST DYNAMIC LIVE-WORK-PLAY ENVIRONMENTS.  
ATLANTIC AVENUE IS A PREMIER TOURIST DESTINATION.**

**+\$65.00**  
CLASS A  
OFFICE ASKING RENT

**+150%**  
CLASS A OFFICE RENT  
GROWTH SINCE 2013



# CUT 432 STEAK



432  
CUT  
SPRINKLE DAILY



ATLANTIC AVENUE IS SOUTH FLORIDA'S  
PREEMINENT RETAIL, DINING, AND  
ENTERTAINMENT CORRIDOR

Rocco's Tacos

EST. 2011  
PARK TAVERN  
Food & Drink

CUT  
132  
A MODERN STEAKHOUSE

Häagen-Dazs

Tommy  
Bahama

Avalon  
STEAK & SEAFOOD

STARBUCKS  
COFFEE

Blenders

ELISABETTA'S  
RISTORANTE • BAR • PIZZERIA

EL CAMINO  
MEXICAN  
SOUL FOOD

Lilly Pulitzer

Capital One  
café

IT'SUGAR®  
sunglass hut

iPic  
ENTERTAINMENT®

City Oyster  
& SUSHI BAR

EST. The 2015  
HAMPTON  
SOCIAL

RACKS®  
FISH HOUSE • OYSTER BAR  
DUVY NAOK, FL

BankUnited

URBAN OUTFITTERS

bluemercury®

LIONFISH  
MODERN COASTAL CUISINE

chico's

# AMENITIES MAP

## ATTRACTIONS

1. Old School Square
2. Hyatt Place Delray Beach
3. Colony Hotel & Cabana Club
4. Veterans Park

## DEVELOPMENTS

1. Sundry Village Mixed-Use Development
2. Doc's Site Development
3. Pierre Delray II
4. Atlantic Crossing Mixed-Use Development





**BankUnited**

BRIVINTLIF FOOD & CO

**Blenders**

LIONFISH

*Johannie Brown*

**SILVERADO**

**CapitalOne** café

URBAN OUTFITTERS

VIEW OPTICAL

TRUIST **TH**

bluemercury

ROYAL BEE

*Wine & Recipe*

IFAN PIERRE ELIDA

**amar**

OPAL & ORE Coastal Kitchen & Wine Bar

**Costa** ORGANIC KITCHEN

**chico's**

*Lilly Pulitzer*

est. The 2015 **HAMPTON SOCIAL**

Merrill Lynch

*Le Colonial*

BANK OF AMERICA

FEGRailway

NE 4<sup>TH</sup> Avenue

Federal Highway

NE 7<sup>TH</sup> Avenue

Atlantic Avenue

**Bounce** DELRAY BEACH

LEFKES EST. 1970

*John Boy*

*iPic* ENTERTAINMENT

**L. McLAUGHIN**

**mussel beach**

**HAWKERS**

**SEAFOOD** BAR AND GRILL

**Bar 25**

**blue gallery**

**L'ACQUA** RESTAURANT & BAR

**NORTHERN TRUST**

**Big Al's STEAKS**

**LMC** **Kilwins** **CUT** 2 MODERN STEAKHOUSE

3

3

4

4

4



## **INVESTMENT ADVISORY CONTACTS**

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