



NEWMARK
COMMERCIAL REAL ESTATE

Offering Memorandum

Two-Asset Oceanfront
Hospitality Opportunity

*Deerfield Beach,
Florida*

ROYAL BLUES • 45 NE 21 AVE
SUNRIDER • 100 NE 20 TERRACE

THE OFFERING

A Rare Two-Asset Beachfront Position

Two adjacent oceanfront assets in Deerfield Beach are offered together or individually — a finished, income-ready boutique hotel on the sand, paired with an adjoining development site delivered with a complete architect-sealed drawing set — a repositionable hospitality asset and an entitled-track development play on the same stretch of coastline, between two of the Gold Coast's most prestigious resort addresses.

	ROYAL BLUES	SUNRIDER
ADDRESS	45 NE 21 Ave	100 NE 20 Terrace
POSITION	Oceanfront	Oceanfront
TYPE	Boutique hotel, built 2014	Redevelopment site
PROGRAM	13 keys + ground-floor restaurant	Proposed 22-suite, 5-story hotel
LAND AREA	14,578 SF (0.33 ac)	27,534 SF (0.63 ac)
ZONING	RM-25	RM-25, 55' height
ON-SITE PARKING	19 spaces (1 ADA)	17 spaces (1 ADA), existing
ASKING	\$23,000,000	\$12,000,000

Available together or individually. Seller financing available to qualified buyers. Proof of funds required.

LOCATION & MARKET

Between Two Luxury Anchors

- ◆ **Flanked by ultra-luxury resorts** — The Boca Raton ~8 min north; the Rosewood/Ritz-Carlton-branded Pompano corridor ("The Pomp") ~8 min south.
- ◆ **Walkable beachfront district** — Blue Wave beach and a landmark pier, with established restaurant demand.
- ◆ **Regulatory tailwind** — Deerfield Beach moved in 2026 to loosen waterfront rules (eliminating FAR maximums between the Intracoastal and the ocean); nearby beachfront land trades at premium per-acre pricing.

Confidential — for qualified purchasers only; not to be reproduced without written consent. Information from seller and public records, believed reliable but not verified; Royal Blues is closed with no current operating statements and Sun Rider's program is subject to entitlement. Buyers must conduct independent due diligence.

Royal Blues

ASKING

45 NE 21 Ave · Direct-Oceanfront Boutique Hotel

\$23,000,000

- ◆ **Oceanfront position** — five stories facing the ocean with private balconies, floor-to-ceiling glass, and pier and Atlantic views.
- ◆ **Built 2014, high-end finishes** — including Kohler electronic shower controls and electronic toilets; a build quality not replicated elsewhere on this beach.
- ◆ **Ground-floor oceanfront restaurant** — an F&B position that cannot be recreated here under current code, with room to extend the terrace toward the beach for additional outdoor seating.
- ◆ **Value-add upside** — the first floor (lobby and restaurant) awaits renovation; a number of select guestrooms are large enough, with two baths, to potentially divide into two keys.
- ◆ **Two-story owner's suite** — the 13th key spans two floors and lends itself to a presidential or signature high-end suite.
- ◆ **Turnkey bones** — guestrooms in excellent condition and a new AC/mechanical system; oceanfront pool and lounge deck connected to the boardwalk. Reopen, reposition, or hold; seller financing available.

ADDRESS	45 NE 21 Ave, Deerfield Beach, FL 33441
PARCEL / APN	48-43-05-04-0460 · Broward County
PROPERTY TYPE	5-story boutique hotel with ground-floor restaurant
KEYS	13 (12 rooms + owner's suite)
YEAR BUILT	2014
LOT / GROSS BUILT	14,578 SF (0.33 ac) · 16,534 SF gross
RESTAURANT	Ground-floor, oceanfront (approx. 1,183 SF)
ON-SITE PARKING	19 spaces (incl. 1 ADA)
ZONING / STATUS	RM-25; currently closed. First floor (lobby & restaurant) to be renovated

Condominium Potential

Both parcels are zoned **RM-25 (multifamily residential)**, under which a multiple-family dwelling is permitted by right. In Deerfield Beach, condominium ownership is a form of ownership rather than a separate land use — so a residential condominium is a permitted use on either site, an option well suited to these direct-oceanfront and near-oceanfront positions.

RM-25 STANDARD	REQUIREMENT
USE	Multiple-family dwelling permitted by right
MAXIMUM HEIGHT	55 feet
MAXIMUM BUILDING COVERAGE	40%
MINIMUM LANDSCAPED AREA	30%
FRONT SETBACK	25 feet
REAR SETBACK	25 feet
SIDE SETBACKS	10–15 feet
MINIMUM LOT WIDTH	100 feet

Zoning information is from the City of Deerfield Beach Land Development Code and is provided for reference. Buyers should confirm current standards, density, and development potential with the City of Deerfield Beach Planning & Zoning Division as part of their own due diligence.

ASSET TWO

Sun Rider

ASKING

100 NE 20 Terrace · Oceanside Redevelopment Site

\$12,000,000

- ◆ **Oceanfront redevelopment opportunity** — a vacant site steps from the sand, one block off Atlantic Boulevard; same ownership as the adjacent hotel, so the two can be assembled.
- ◆ **Architect-sealed plans for a ~22,000 SF hotel** — a five-story, 22-suite building with a fifth-floor restaurant offering indoor and outdoor terrace seating, plus pool deck, gym and bar. Years of design work already absorbed by the seller.
- ◆ **Right of first refusal available** to qualified parties; seller financing available.

ADDRESS / FOLIO	100 NE 20 Terrace, Deerfield Beach, FL 33441 · Folio 4843 05 04 0311
CURRENT USE	Redevelopment site
PROPOSED PROGRAM	22-suite, 5-story hotel; 5th-floor restaurant w/ indoor & outdoor terrace seating, pool, gym, bar
SITE AREA	27,534 SF gross / 15,110 SF net (0.63 ac); RM-25, 55' permitted
EXISTING SITE PARKING	17 spaces (incl. 1 ADA), on site today
PLANS	Architectural plans set available to registered parties
ENTITLEMENT STATUS	[To confirm — conditional use / parking]

Existing site parking shown as-is; the proposed program is subject to final entitlement, permitting, and parking approval.

NEXT STEPS

This is an off-market offering. To receive the full package — including the Sun Rider approved architectural plans and pricing support, qualified parties may **register**, execute a **confidentiality & non-circumvention agreement**, and provide **proof of funds**. The full plan set will then be emailed.



Jacqueline Newmark-Tavares

LICENSED REAL ESTATE BROKER

NEWMARK
COMMERCIAL REAL ESTATE

Newmark Commercial Real Estate · Boca Raton, FL · Serving All of Florida

WWW.NEWMARKCOMMERCIAL.COM · 561-702-8187 · Jnewmark@newmarkcommercial.com

Disclaimer: Although information has been obtained from sources deemed reliable, owner, Newmark Commercial Real Estate and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer this information without express or implied warranties of any kind. This analysis is for discussion purposes only. All rights reserved.