


BREAD
BUILDING



RETAIL / RESTAURANT

1770 S Young Cir, Hollywood, FL 33020

FOR LEASE

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present 2,977 SF of prime commercial space at The Bread Building, a premier new development in Hollywood, FL, with **362 luxury residences directly above the space**. Ideally located along the highly trafficked US-1 corridor, the property offers exceptional visibility, convenient access to major roadways, and ample on-site parking.

The space is available as a single 2,977 SF unit or **divisible into two bays**, with three demising options offering bays from **±750 SF to ±2,227 SF** — see Subdivision Options on the following pages.

Delivered in grey shell condition with a **grease trap already installed**, the space offers a blank canvas for tenants to fully customize the layout and finishes. Permitted uses include retail and restaurant, and the property benefits from strong co-tenancy with Walgreens.

Just steps from Downtown Hollywood, Young Circle, and ArtsPark, this is a rare opportunity to establish a presence in one of South Florida's most dynamic and rapidly growing neighborhoods.

LOCATION HIGHLIGHTS

- Walking distance to the ArtsPark at Young Circle
- Minutes from Hollywood Beach, Gulfstream Park, Aventura Mall, and the Margaritaville Resort
- Minutes from Fort Lauderdale - Hollywood International Airport, Port Everglades, and I-95

PROPERTY OVERVIEW

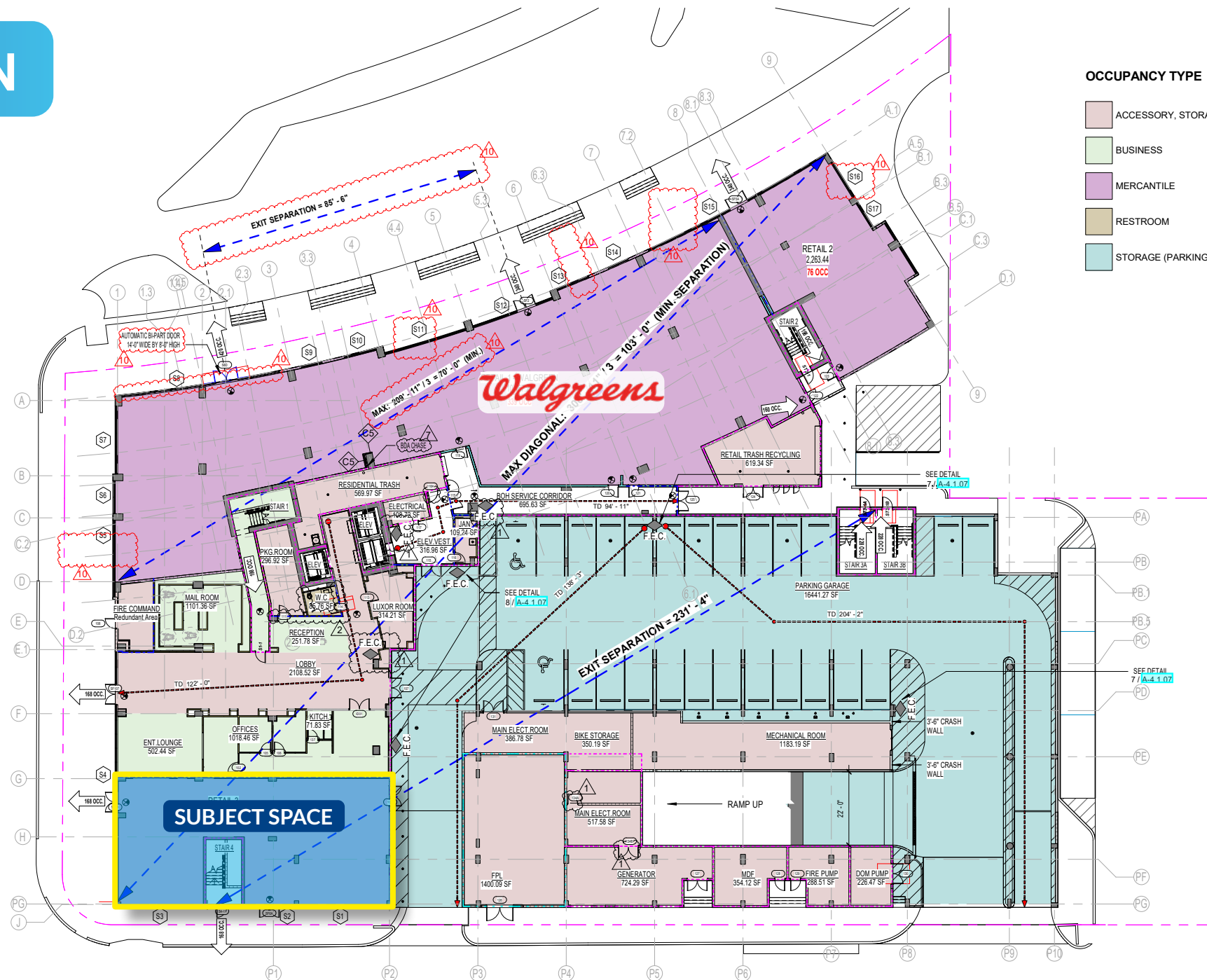
RENTABLE SQUARE FEET	2,977 SF — divisible to ±750 SF
DEMISING OPTIONS	Two bays — 3 schemes available
PERMITTED USE	Retail/Restaurant
DELIVERY CONDITION	Grey shell
GREASE TRAP	Installed
CO-TENANT	Walgreens

ASKING PRICE

\$50 PSF NNN



FLOOR PLAN



1
A-1.2.01

SUBDIVISION OPTIONS

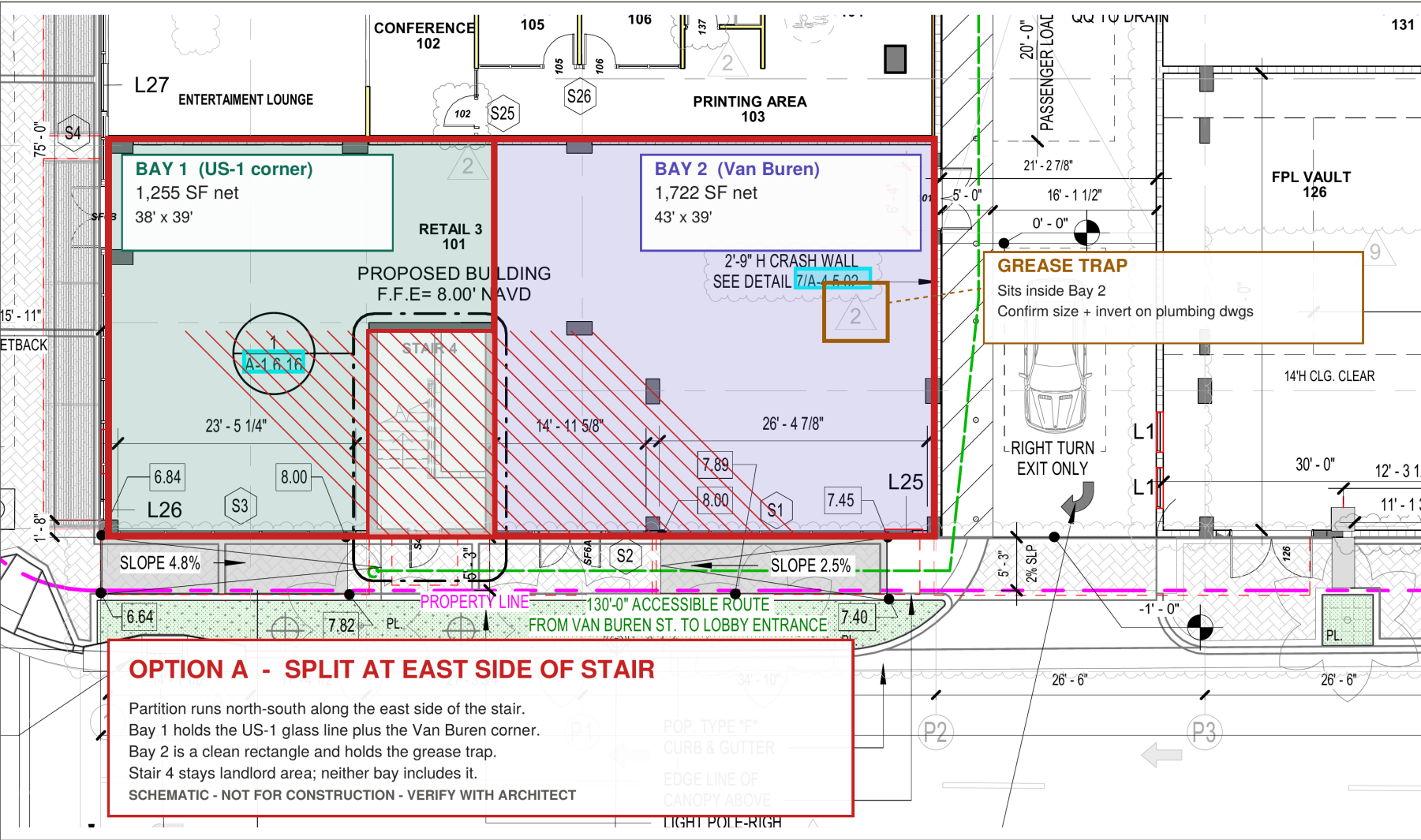
The space can be delivered as a single **2,977 SF** unit or demised into **two bays**, with three schematic options offering bays from **±750 SF to ±2,227 SF**. In every scheme the installed grease trap is assigned to one bay — preserving a restaurant-ready unit — and Stair 4 remains within the landlord’s common area.

OPTION	BAY 1 — US-1 CORNER	BAY 2 — VAN BUREN ST	GREASE TRAP	DEMISING CONCEPT
A	±1,255 SF 38' × 39'	±1,722 SF 43' × 39'	Bay 2	Split at east side of stair. Bay 1 holds the US-1 glass line plus the Van Buren corner; Bay 2 is a clean rectangle.
B	±1,016 SF 26' × 39'	±1,961 SF 56' × 39'	Bay 2	Split at west side of stair. Bay 1 is a clean small-format box on the US-1 corner; Bay 2 is the larger bay.
C	±2,227 SF L-shaped	±750 SF 43' × 17' clear	Bay 1	L-shaped split. The US-1 storefront carries the food-service unit; Bay 2 is a clean rectangle fronting Van Buren St.

Bay areas and dimensions are approximate and schematic — not for construction. Final demising configuration is subject to landlord approval and verification with the project architect. Enlarged plans for each option follow.

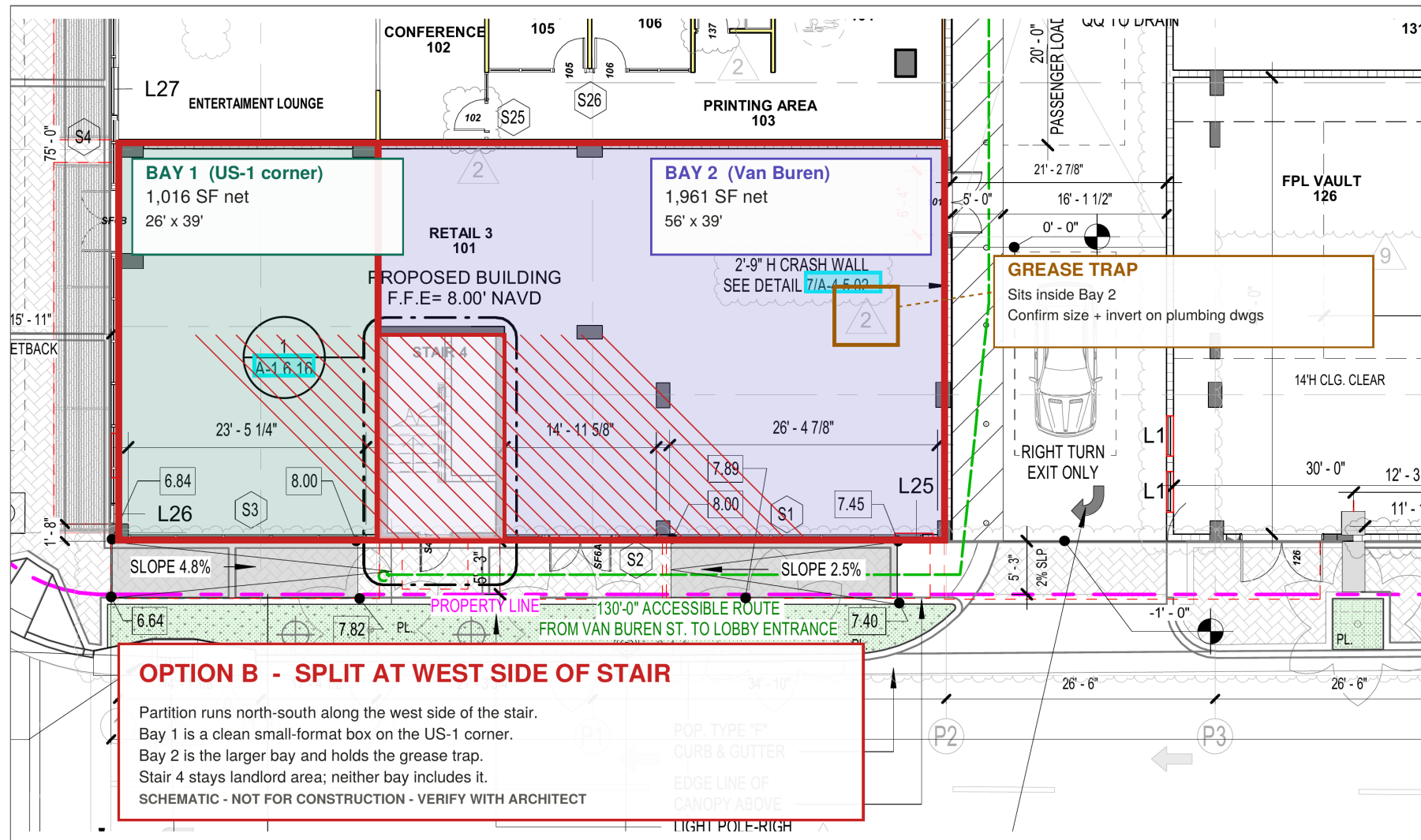
SUBDIVISION OPTION A

SPLIT AT EAST SIDE OF STAIR • ±1,255 SF + ±1,722 SF



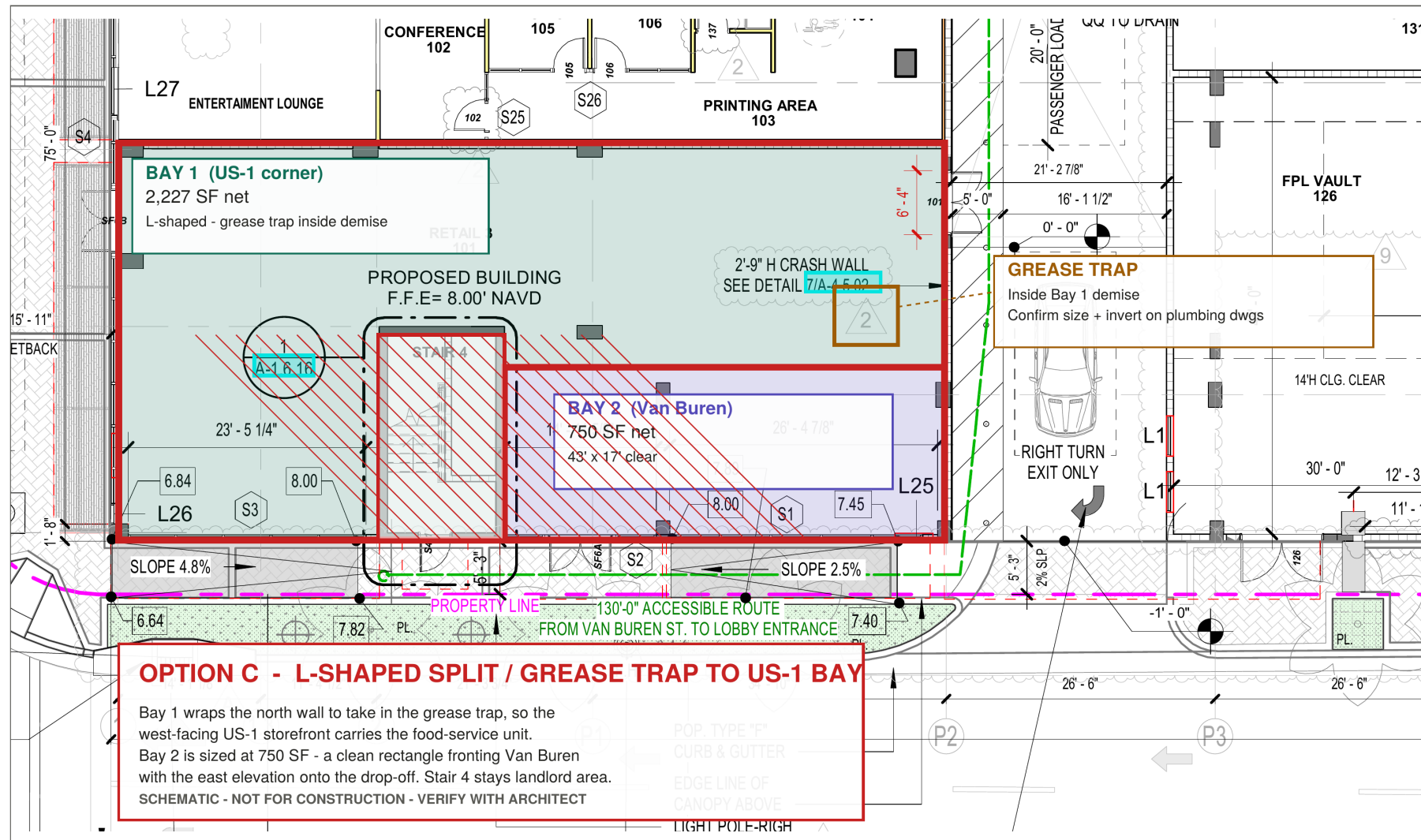
SUBDIVISION OPTION B

SPLIT AT WEST SIDE OF STAIR • ±1,016 SF + ±1,961 SF



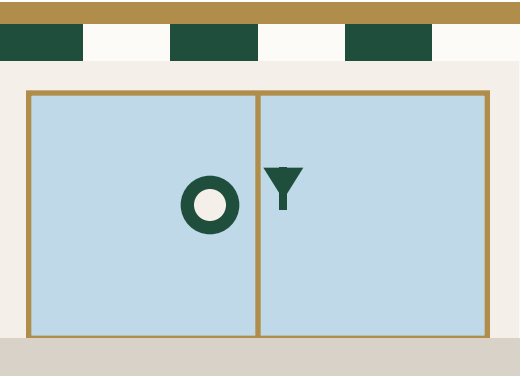
SUBDIVISION OPTION C

L-SHAPED SPLIT • ±2,227 SF + ±750 SF



CONCEPT VISION

TARGET USES + BAY FIT ACROSS THE THREE DEMISING OPTIONS



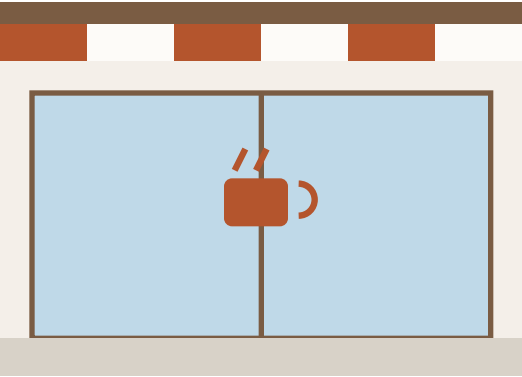
FULL-SERVICE RESTAURANT + BAR

- Chef-driven neighborhood dining
- Open kitchen • grease trap in demise
- Glass line + signage to US-1

Best fit: Full unit (2,977 SF) or Option C Bay 1 (±2,227 SF)



concept palette



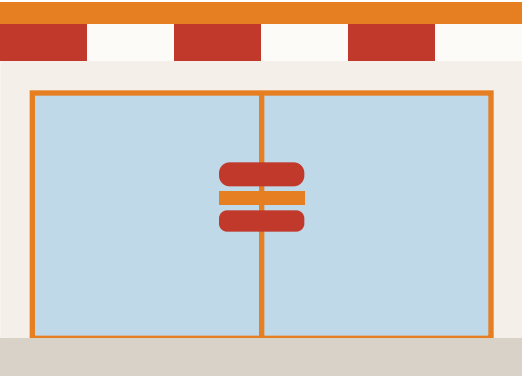
SPECIALTY COFFEE / JUICE + GRAB-AND-GO

- Morning ritual for 362 homes above
- Compact counter-service format
- ArtsPark + commuter foot traffic

Best fit: Option C Bay 2 (±750 SF) or Option B Bay 1 (±1,016 SF)



concept palette



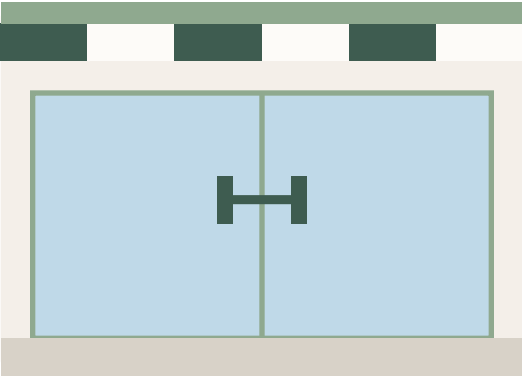
FAST-CASUAL / QSR

- High-volume lunch + dinner daypart
- Efficient line-format kitchen
- Corner visibility at US-1 × Van Buren

Best fit: Option A Bay 1 (±1,255 SF) or Option A Bay 2 (±1,722 SF)



concept palette



BOUTIQUE FITNESS / WELLNESS STUDIO

- Captive resident member base
- Clean rectangular floor plates
- Complementary to food co-tenants

Best fit: Option B Bay 2 (±1,961 SF) or Option A Bay 2 (±1,722 SF)



concept palette

Illustrative concepts for positioning purposes only — not representative of final tenancy, design, or landlord commitments. All bay areas approximate.

AERIAL VIEW

HOLLYWOOD BEACH



ART PARK AT
YOUNG CIRCLE

THE TROPIC

SUBJECT SPACE
1770 S Young Cir



AERIAL VIEW

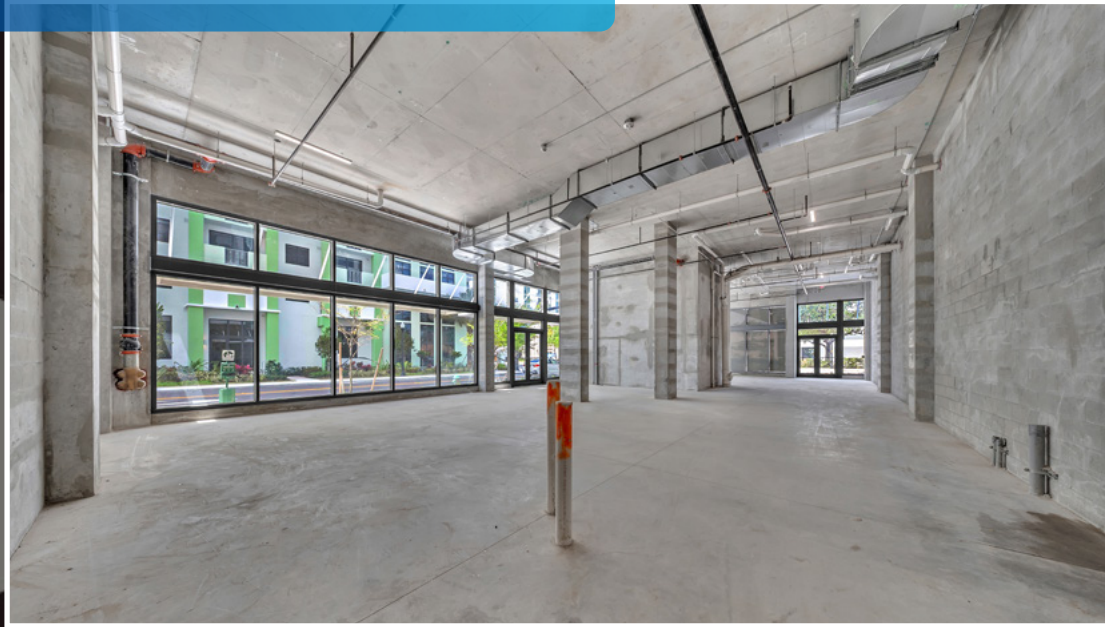
HALLANDALE BEACH

SURFSIDE

SUBJECT SPACE
1770 S Young Cir



INTERIOR PHOTOS



NEIGHBORHOOD HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.



Downtown Hollywood is a lively area featuring arts, dining, and entertainment.

At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.



The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options.

Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.



RETAIL MAP





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