



576
College Street

Pre-Fixtured
Restaurant Space
in the Heart of
Little Italy



Opportunity Overview

576 College Street offers a premium 1,777 SF ground floor retail opportunity in the heart of Toronto's vibrant Little Italy.

This pre-fixture space boasts 21 feet of frontage on the north side of College Street, between Manning Avenue and Clinton Street.

The two-level layout, featuring a main floor and lower level, offers versatile options for various retail concepts. Situated in a bustling dining district with high foot traffic and convenient access to public transit, this location combines excellent visibility with the charm of one of the city's most beloved neighborhoods.



Area Overview

Little Italy in Toronto is a vibrant neighborhood centered on a lively stretch of College Street. This bustling area is renowned for its diverse culinary scene, featuring classic Italian pizzerias, trattorias, and gelato shops alongside international restaurants and local produce markets.

The district’s food and beverage offerings include prominent Toronto establishments like Mrs. Robinson, Track and Field, J’s Steak Frites, Bar Pompette, and Danny’s Pizza Tavern. Beyond dining, Little Italy boasts a dynamic nightlife with sleek martini bars and trendy pubs.

During summer months, the neighborhood comes alive with outdoor patios, drawing both locals and visitors to its casual cafes. The area’s accessibility is enhanced by the 506 Carlton streetcar, making it easy for patrons to explore this charming and energetic part of the city.



- | | | | | | |
|--------------------|-------------------------|--------------------------------|-------------------|---------------------|--------------------|
| 01 Mrs. Robinson | 04 Bar Pompette | 07 Café Dipomatico | 10 Quetzal | 13 Brick 'N' Cheese | 16 Bar Raval |
| 02 Track and Field | 05 Danny's Pizza Tavern | 08 Sotto Voce Wine & Pasta Bar | 11 Little Pebbles | 14 Pennies | 17 Snakes & Lattes |
| 03 J's SteakFrites | 06 Structube | 09 DaNico | 12 Sneaky Dee's | 15 Scotiabank | 18 Starbucks |



Walk Score

97



Transit Score

91

Retail Overview

Size
1,777 SF

Net Rent
Please Contact Listing Agents

Additional Rent
\$22.50 PSF

Term
5-10 Years

Possession
60 Days Notice

Property Highlights

- Pre-fixtured restaurant space
- 21 feet of frontage on College Street
- Lower level provides dedicated storage and bathroom facilities
- 506 Carlton Streetcar stops directly in front
- Neighboring retailers include: Mrs. Robinson, Track and Field, J's Steak Frites, Bar Pompette, and Danny's Pizza Tavern
- Outdoor area with potential for parking or patio use
- Second and third floor are also available



Retailers



Starbucks



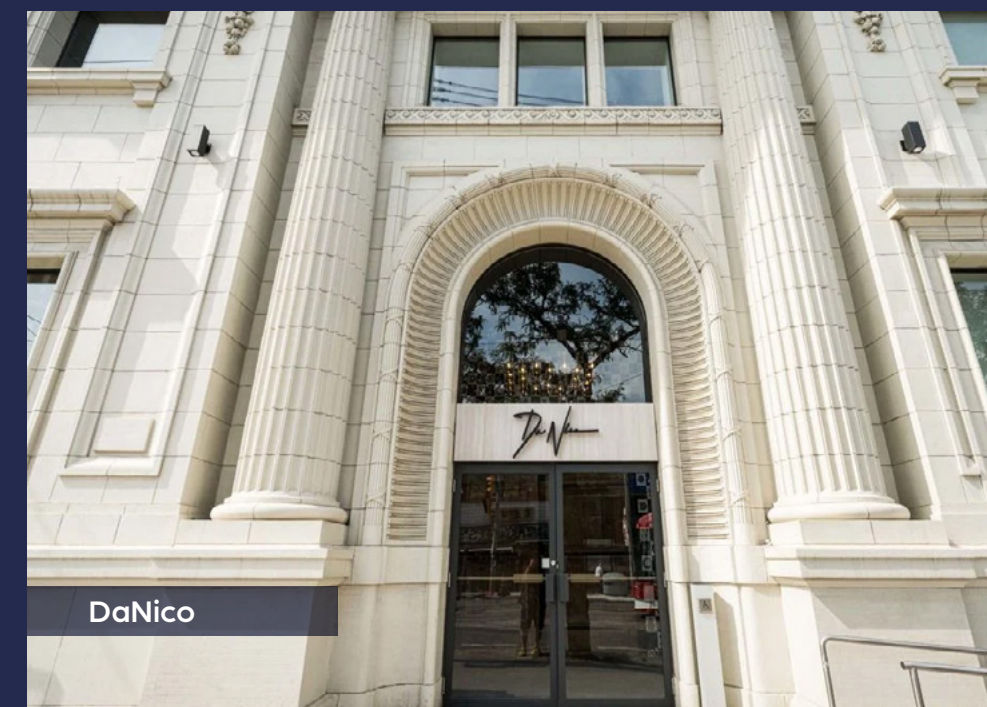
Track & Field



J's SteakFrites



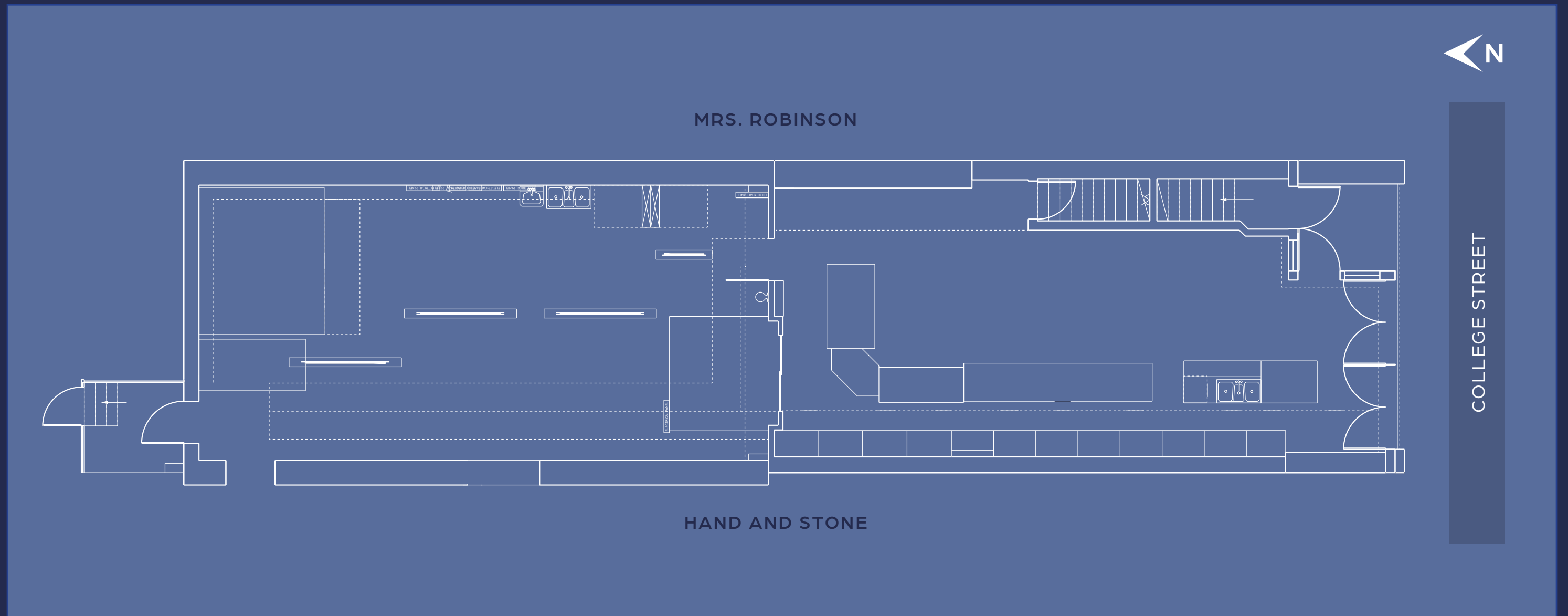
Mrs. Robinson



DaNico

Floor Plan

Size: **1,777 SF**





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