TWO BURRITOS

SEEKING NEXT NORTHERN VIRGINIA HOME.

Authentic Mexican fast-casual seeking its next Northern Virginia home.

1,800 – 2,500 SF | Northern Virginia | 2nd Gen Restaurant Preferred

ABOUT TWO BURRITOS

Two Burritos is a chef-driven Mexican fast-casual concept built around oversized hand-rolled burritos, freshly griddled tacos, house salsas, and a tight menu of regional specialties. With a loyal following at its current Fairfax location, the brand is now seeking its next site to anchor a second-store growth plan across Northern Virginia.

AREAS TARGETED

- Northern Virginia
- Fairfax County
- Loudoun County
- Prince William County
- City of Alexandria

IDEAL SPACE CRITERIA

- 1,800 – 2,500 SF
- Second-generation restaurant space preferred
- Existing hood, grease trap, and back-of-house plumbing strongly preferred
- Drive-thru or pickup-friendly layouts welcomed

PREFERRED LOCATIONS & DEMOGRAPHICS

- Densely populated, daytime-strong trade areas
- Office and residential mix with strong lunch traffic
- High-visibility end-cap space with monument signage
- Co-tenancy with grocery, fitness, coffee, and quality fast-casual
- Grocery-anchored retail and mixed-use lifestyle centers
- Easy ingress/egress with ample parking



PLEASE SUBMIT QUALIFIED OPPORTUNITIES.

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