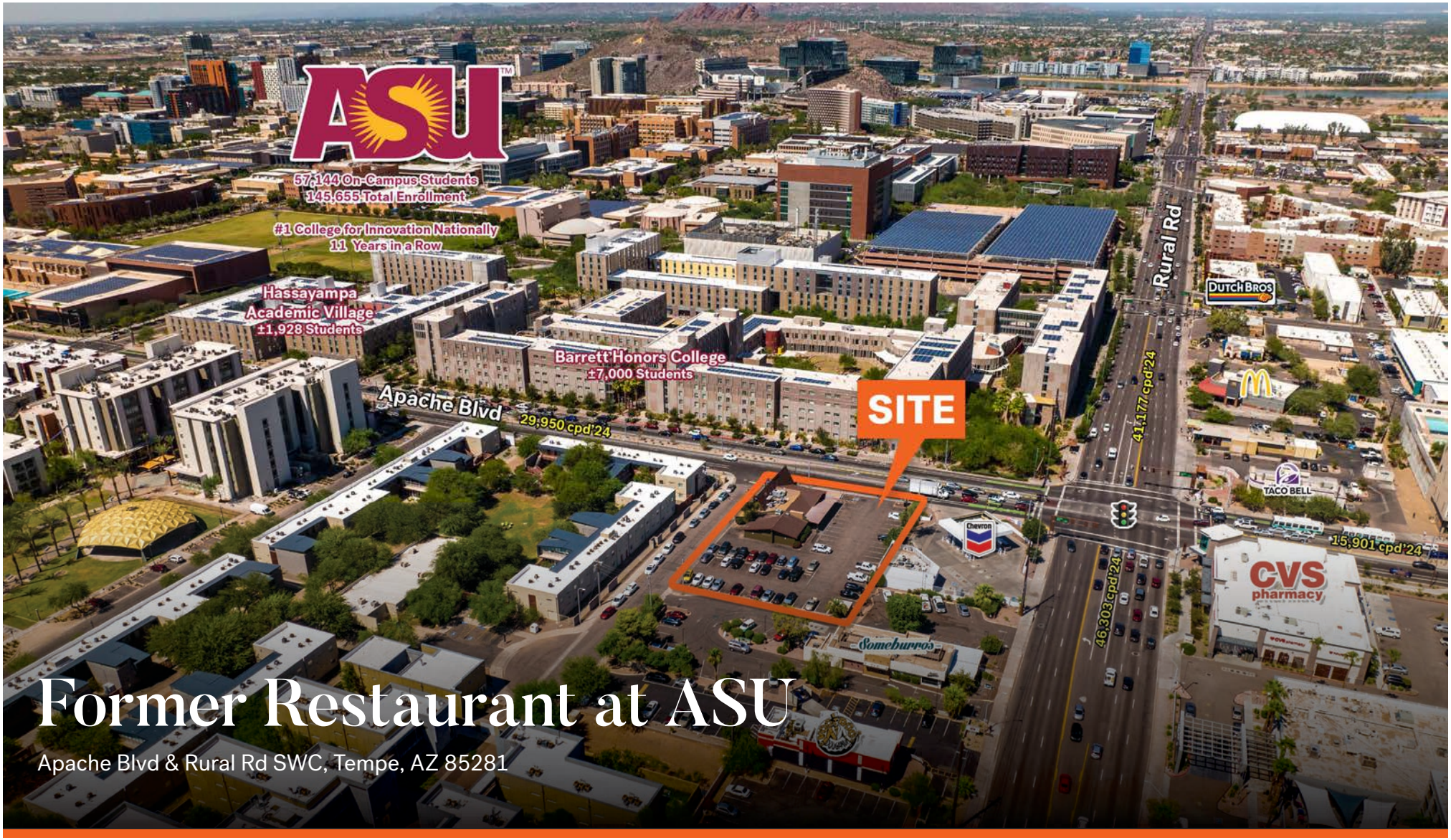
edge

**FORMER RESTAURANT INSTITUTION AT ASU - THE VINE**
**LOCATED IN THE HEART OF THE MOST VIBRANT COLLEGE CAMPUS IN THE COUNTRY**




# Former Restaurant at ASU

Apache Blvd & Rural Rd SWC, Tempe, AZ 85281


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## LOCATION

801 E Apache Blvd
Tempe, AZ 85281

## SIZE

±5,289 sf (Building)
±32,210 sf (Pad)

## ZONING

Commercial (C-G, Tempe)

## PARKING SPACES

69 Spaces

## AREA VISITATION

42,200,000 (Out-of-Market Annual Visitors - Placer.AI)

## 2025 DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| TOTAL POPULATION | 31,392 | 143,780 | 242,606 |
| DAYTIME POPULATION | 84,443 | 291,392 | 580,915 |
| MED HH INCOME | $55,170 | $68,210 | $71,520 |

## AREA RETAILERS

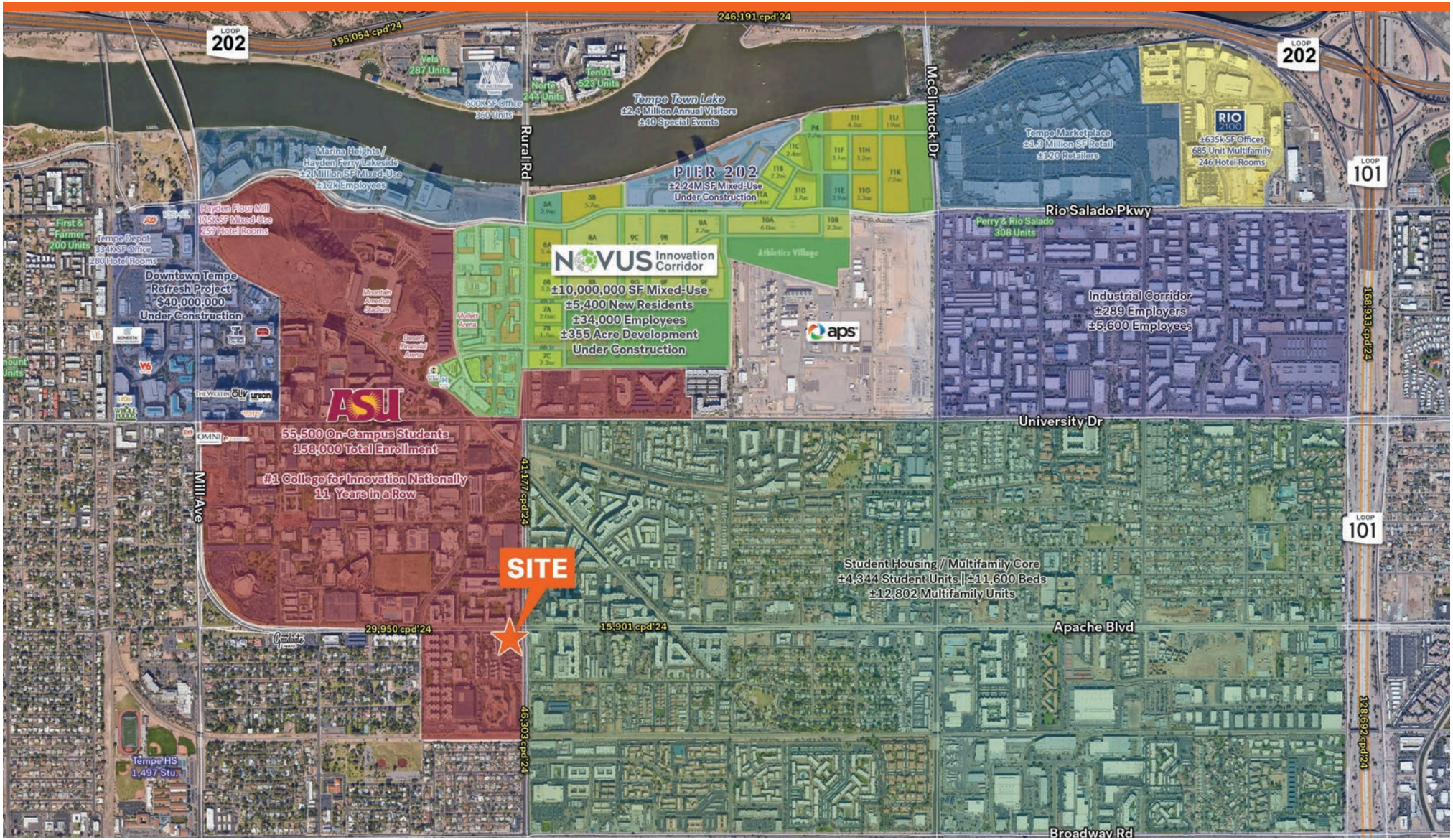
CVS, Voodoo Donuts, Someburros, McDonalds, Taco Bell, Dutch Bros, Pitchforks, Burger King, Chick-Fil-A, Einstein Bros Bagels, Shake Smart, Bento Sushi, Qdoba, Starbucks

## PROPERTY INFORMATION

- Former tavern-style restaurant at the heart of Tempe's university and employment district
- For Lease, Ground Lease, Joint Venture, or Sale
- Over half a million in daytime population within a 5 mile radius

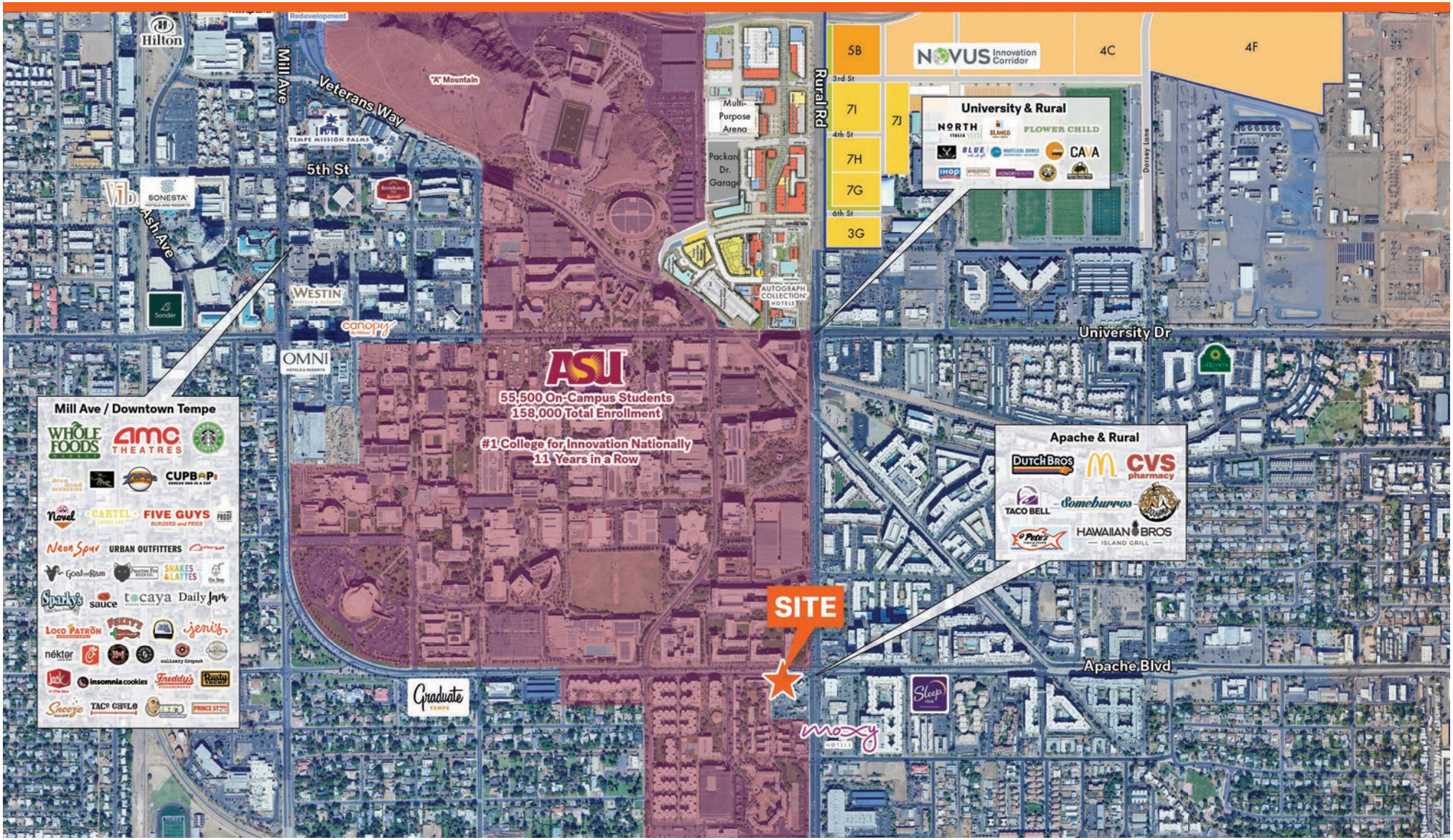
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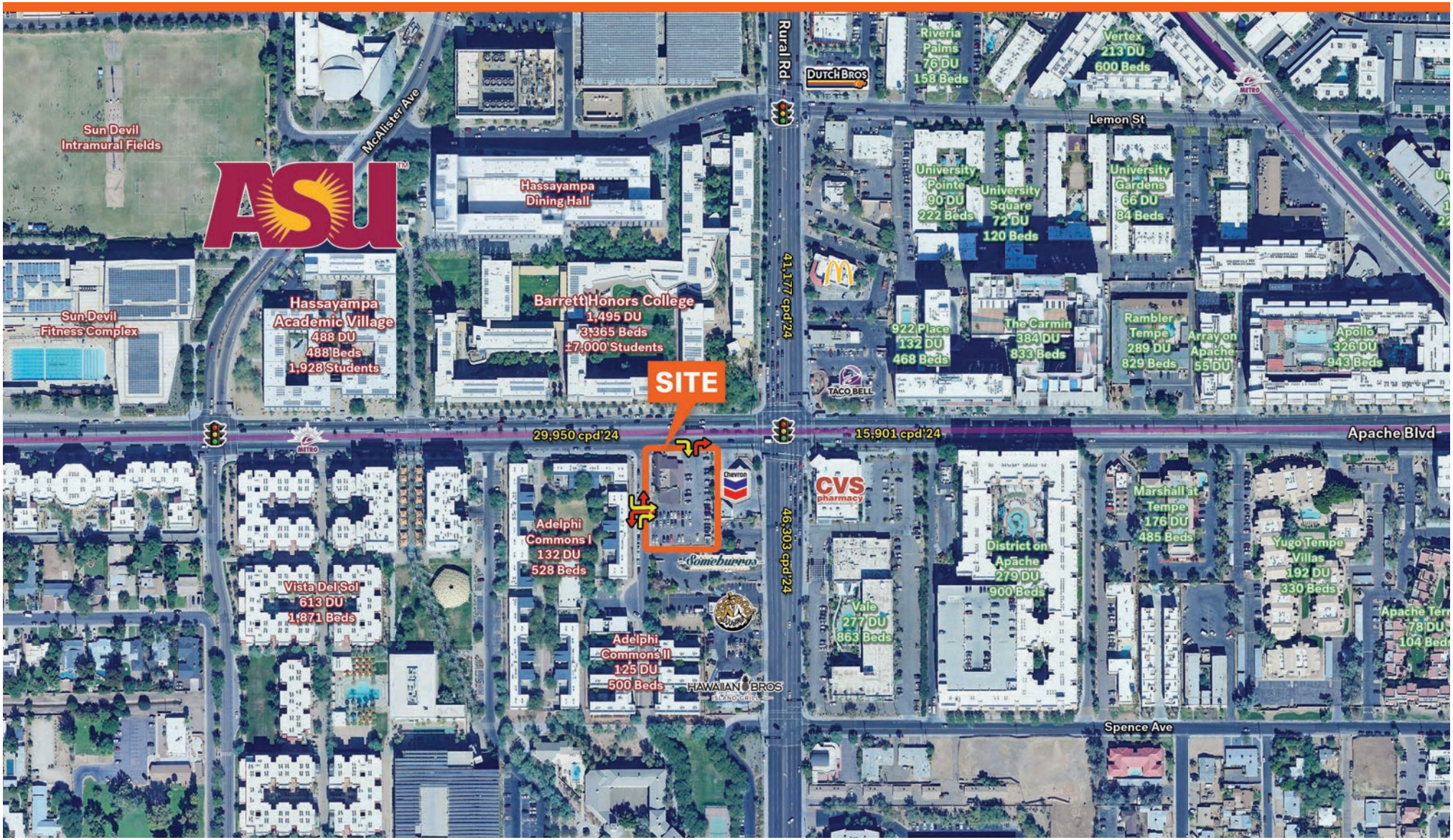

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## Significant Location History

The location has a long history operating as the former home of the Vine Tavern and Eatery, which operated successfully from 1986 to 2022. For more than 35 years, the tavern was a well-established community destination and a recognized gathering place for Arizona State University students, alumni, and locals—particularly on game days and campus events. The long operating history underscores the site's proven viability as a food-and-beverage location.

The property is located directly across the street from Arizona State University, the largest university in Arizona, and is surrounded by a dense and highly walkable student population. Immediately north are the Barrett Honors College (approximately 7,000 students) and the Hassayampa Academic Village (1,928 students). ASU-owned student housing villages Adelphi Commons and Sonora Village surround the property to the west and south and Sunset Drive to the west provides additional, great access to the parcel.




## Arizona State University

- Arizona State continues to grow with 2025 Tempe campus enrollment of approximately 55,500 students, and 158,000 students across all campus locations.
- ASU is #1 in the US for innovation for 11 years in a row (2015 to 2026) ahead of MIT and Stanford.
- ASU is one of Arizona's largest employers with more than 21,750 employees.
- In FY24, the university generated an economic impact of $6.128 billion on the state's gross product, $3.828 billion in labor income, and 55,688 jobs
- In 2024, 306,150 ASU graduates worked in Arizona earning $24.1 billion dollars.
- Two-thirds of first-year students admitted for fall 2025 had unweighted GPAs of 3.47 and above. The average weighted GPA for Barrett, The Honors College new, first-year students was 4.2.



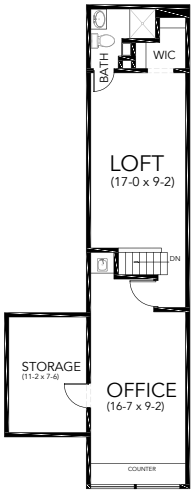
## City of Tempe

- Top employers in Tempe include: State Farm, Amazon, Carvana, Freedom Financial, Kubra Technology, Norton Life Lock, Zenefits Employee Platform, WeWork, Align Technology and Emcor Engineering.
- Recent New Class A Development Projects in Tempe include: Novus Tempe comprising 10M SF of Mixed Used Office, Restaurant- Retail, Housing and more, 777 Tower features over 160,000 SF of state of the art office space, The Piedmont – Urban Housing, and Hyatt House all expected to create over 34,000 jobs. Other top projects include Westin Tempe, Omni Hotel, The Watermark Office Tempe, ASU Mirabella Senior Housing, and student housing projects: 922 Place, The Rise, Apollo, The District, Atmosphere Tempe and the Oliv.
- $40M Downtown Tempe Refresh Project is currently Under Construction with the focus bringing higher end retailers and restaurants to Mill Avenue

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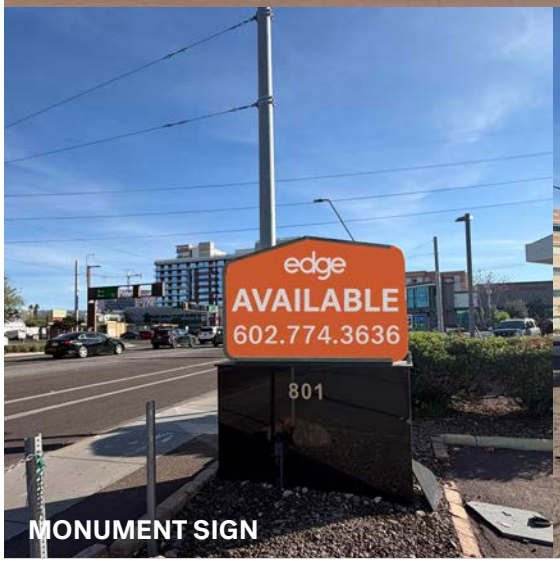


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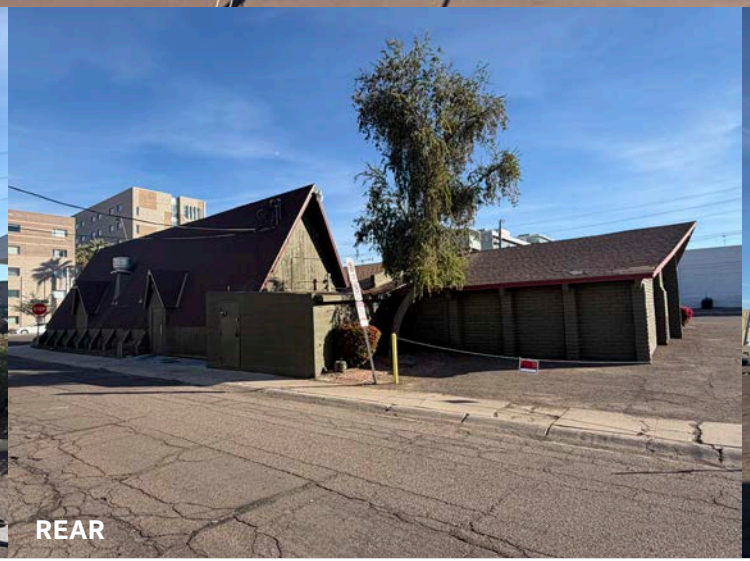
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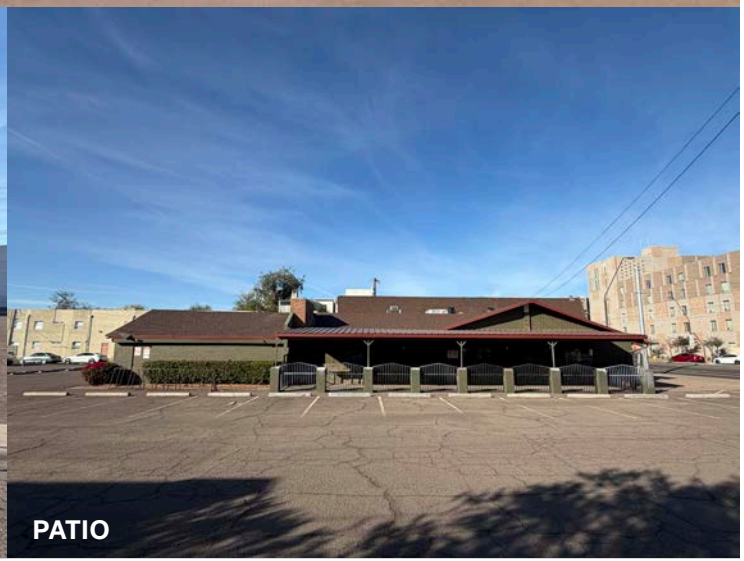

FRONT




MONUMENT SIGN



REAR



PATIO

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