

AVAILABLE: THE FORMER

VINE TAVERN

AT ARIZONA STATE UNIVERSITY

AVAILABLE FOR LEASE, GROUND LEASE, OR SALE



SWC OF RURAL RD AND APACHE BLVD TEMPE, AZ

LOCATED RIGHT IN THE HEART OF CAMPUS

For more information, contact:

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Listed by:

CBRE

Owned by:



AVAILABLE
VINE TAVERN
RESTAURANT - BAR SPACE
801 E APACHE BLVD | TEMPE, AZ 85281

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THE OPPORTUNITY

This parcel is available for the existing release of the Vine Tavern Restaurant - Bar space, for Retail, Student Housing, Medical and Hotel uses. The historic Vine Tavern on Arizona State’s campus just sold to new ownership August of 2022. The Vine operated as a bar and restaurant for more than 36 years.

Ownership will structure a new retail lease, ground lease, joint venture or sale.

PROPERTY AND LOCATION HIGHLIGHTS

- **Incredibly rare** privately owned parcel of land available just West of Rural Road and Apache Blvd, right in the heart of Arizona State’s growing campus.
- Arizona State has reported record total enrollment in 2024 of **145,655** undergraduate and graduate students across **all locations**, an increase of **5,871** students compared to 2021. Arizona State’s Tempe campus enrollment is approximately **74,795**. ASU Tempe is one of the **largest universities** in the country, holding **top academic status**.
- Barrett Honors College - **7,000** students and Hassayampa Academic Village - **1,928** students are directly across the street to the North of the subject property.
- The WP Carey Business School - **15,000** students and the Sun Devil Fitness complex are just Northwest.
- ASU owned- The Adelphi Commons housing surround the property to the West and Sonora Village to the south.

- Sunset Drive to the West provides additional, great access to the parcel.
- The parcel is not encumbered by CC&Rs.
- This property and parcel provide a **shorter distance** to campus compared to most all other student housing in Tempe. There is also the **added benefit** of not having to cross Rural Road to access the University.

PROPERTY HISTORY

- The parcel had a long history as operating as the Vine Tavern and Eatery from 1986 to 2022. The Vine was **well-established** in the community, and known by most all Alumni as a place to **have fun**, gather with friends and cheer on ASU athletics.

PROPERTY DETAILS	
ADDRESS	801 E Apache Blvd Tempe, AZ 85281
CURRENT BUILDING SF	±5,289
LAND SF	±32,210
PARKING SPACES	Approximately 69
NORTH PROPERTY DIMENSION	215 feet
EAST/WEST PROPERTY DIMENSION	145 feet
PARCEL NUMBER	133-13-001, 133-13-008
ZONING	CSS
TRAFFIC COUNTS	
APACHE BLVD	27,700 vehicles per day
RURAL ROAD	38,000 vehicles per day
INTERSECTION TOTAL	65,700
Source: ADOT	



AREA DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
2022 POPULATION	145,688	346,404	1,166,884
2027 POPULATION	154,588	362,643	1,211,345
2022 EMPLOYEES	105,371	254,456	790,703
2022 AVERAGE HOUSEHOLD INCOME	\$77,349	\$82,434	\$98,014
2022 MEDIAN AGE	28.4	31.7	34.4

ARIZONA STATE UNIVERSITY

PHYSICAL EDUCATION WEST

STUDENT MEMORIAL UNION:
LUNCH/DINNER HALL

ASU DEPARTMENT OF SUPPLY
CHAIN MANAGEMENT

WP CAREY BUSINESS SCHOOL
15,000 Students

HASSAYAMPA DINING HALL

STUDENT RECREATION/ FITNESS CENTER

HASSAYAMPA ACADEMIC VILLAGE
1,928 Students

ADELPHI COMMONS - ASU SORORITIES

VISTA DEL SOL: ASU AND AMERICAN
CAMPUS COMMUNITIES

ASU OWNED- SONORA VILLAGE

ASU GREEK VILLAGE - FRATERNITIES

VERTEX APARTMENTS

BARRETT HONORS COLLEGE
7,000 Students

APOLLO STUDENT HOUSING TEMPE
327 Units, 946 Beds

THE RISE STUDENT HOUSING
384 Units, 815 Beds

922 PLACE STUDENT HOUSING
132 Units

THE DISTRICT STUDENT HOUSING
279 Units

OLD VINE TAVERN AT ASU



ARIZONA STATE SUMMARY

- Arizona State continues to grow with record 2022 Tempe campus enrollment of approximately 74,795 students, and 140,759 students across all campus locations.
- ASU is #1 in the US for innovation for 8 years in a row (2016 to 2023) ahead of MIT and Stanford.
- ASU is one of Arizona's largest employers with more than 18,500 employees.
- In FY21, the university generated an economic impact of \$4.48 billion on the state's gross product, \$3.08 billion in labor income and 54,003 jobs.
- In 2020, 266,716 ASU graduates worked in Arizona earning \$18.6 billion dollars.
- New first year on campus freshman have an average waited GPA of 3.88.



CITY OF TEMPE OVERVIEW

- 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.



VINE TAVERN - RESTAURANT & BAR SPACE





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