



Real Estate  
Developments



# EVER @ Mattson

6507 25 Avenue SW, Edmonton

Future  
Retail & Professional  
2026 est.



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## Future Retail Complex with Opportunities for Drive-Thrus & Grocery Anchor

EVER @ Mattson will serve as a destination for the developing neighbourhood of Mattson and the adjacent neighbourhoods of Summerside, The Orchards, and Walker Lakes. The centre will provide convenient goods and services for residents with the potential for a large grocery store on the site and multiple retail and professional opportunities.

- Corner exposure and access on both 66th Street and the future 25th Avenue
- Turn-key options available for businesses
- Site is in a rapidly growing residential area with multiple new and proposed low-medium density neighbourhoods currently under development
- Shadow anchored by a CO-OP Grocery store and Gas Bar
- Minutes away from Ellerslie Road and 91st Street
- Access to the QEII via 41st Avenue
- 10 minutes to Beaumont; 20 minutes to Leduc



### Demographics (2019)



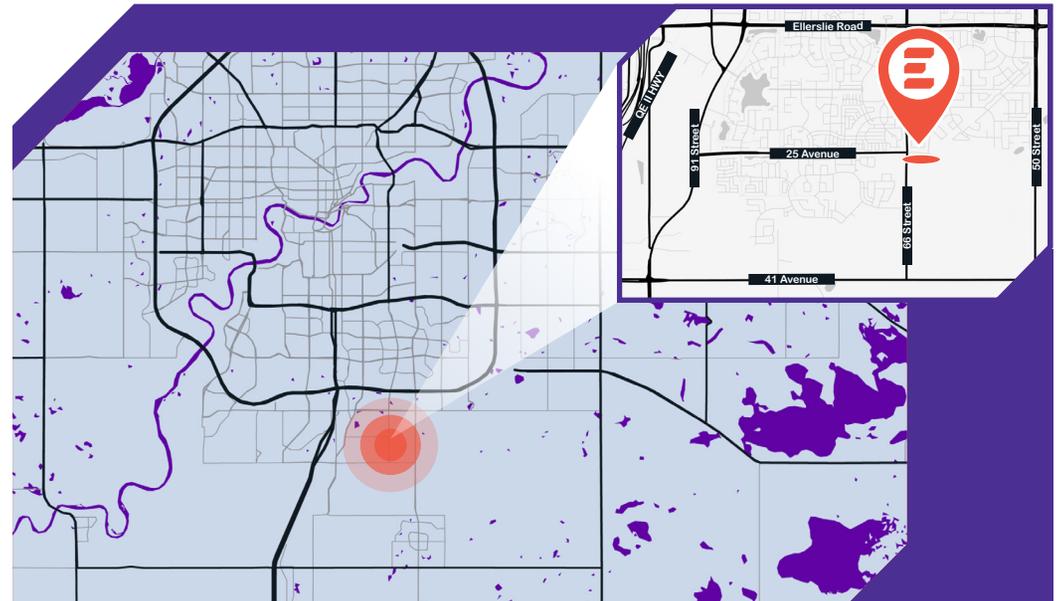
#### POPULATION

1 KM	3 KM	5 KM
15,792	48,469	81,597

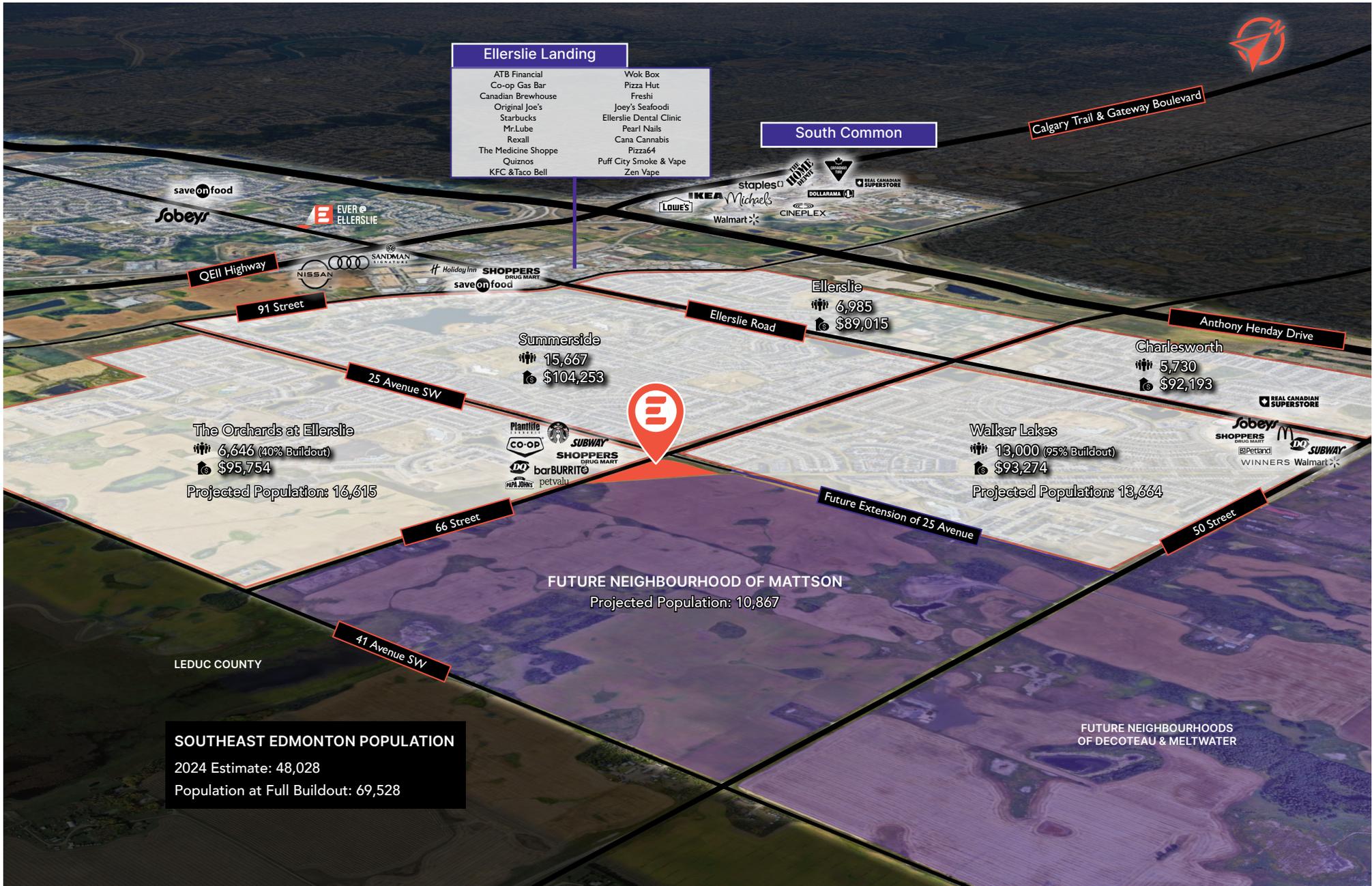


#### AVERAGE INCOME

1 KM	3 KM	5 KM
\$122,590	\$125,403	\$118,950



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# SITE PLAN

**AVAILABILITY**  
2026 (est.)

**ZONING**  
CG - General Commercial

**PARKING**  
300 +/- Paved Surface Stalls (est.)

**LEASE RATE**  
Market

**DEVELOPMENT SIZE**  
85,006 SF +/-

**LAND AREA**  
8.54 acres +/-

FOR LEASE PENDING LEASED



## SITE PLAN HIGHLIGHTS

- 3 access points from two major arterial roadways
- 300 surface parking stalls (est.)
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Three end caps with drive-thrus
- Gas station with convenience store and car wash opportunity
- Opportunity for Grocery or Big Box store
- Easily accessible by existing and future public transportation
- Surrounded by nearby schools and parks
- Surrounding neighbourhoods are pedestrian friendly

**BUILDING A**  
Grocery / Box Store - 32,500 SF ±

**BUILDING F**  
Single Storey CRUs with Daycare - 7,169 SF ±

**BUILDING B**  
Single Storey CRUs - 9,272 SF ±

**BUILDING G**  
Single Storey CRUs with Drive-Thru - 5,319 SF ±

**BUILDING C**  
Single Storey CRUs - 9,272 SF ±

**BUILDING H**  
Single Storey CRUs with Drive-Thru - 5,005 SF ±

**BUILDING D**  
Single Storey CRUs - 8,138 SF ±

**BUILDING I**  
Gas Station with C-Store & Car Wash - 3,053 SF ±

**BUILDING E**  
Standalone Drive-Thru - 5,278 SF ±

Please note that development plans are subject to change and unit sizes will be confirmed at time of possession.

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