



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER @ Mattson

6507 25 Avenue SW, Edmonton

**Future
Retail & Professional
2026 est.**



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Developments



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FULL SITE - Looking Southwest



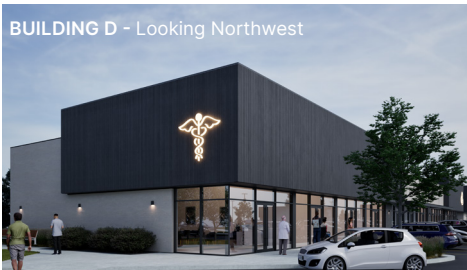
BUILDING C - Looking South



BUILDINGS G&H - Looking Northwest



BUILDING D - Looking Northwest



BUILDING I - Looking West



Please note this development is currently in the design phase and plans are subject to change.
Site plan and renderings are for discussion purposes only. Renderings may not reflect most current iteration of site plan presented.

Future Grocery Anchored Retail Complex

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 SW
- 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 SW
- 10 minutes to Beaumont; 20 minutes to Leduc

Demographics (2019)



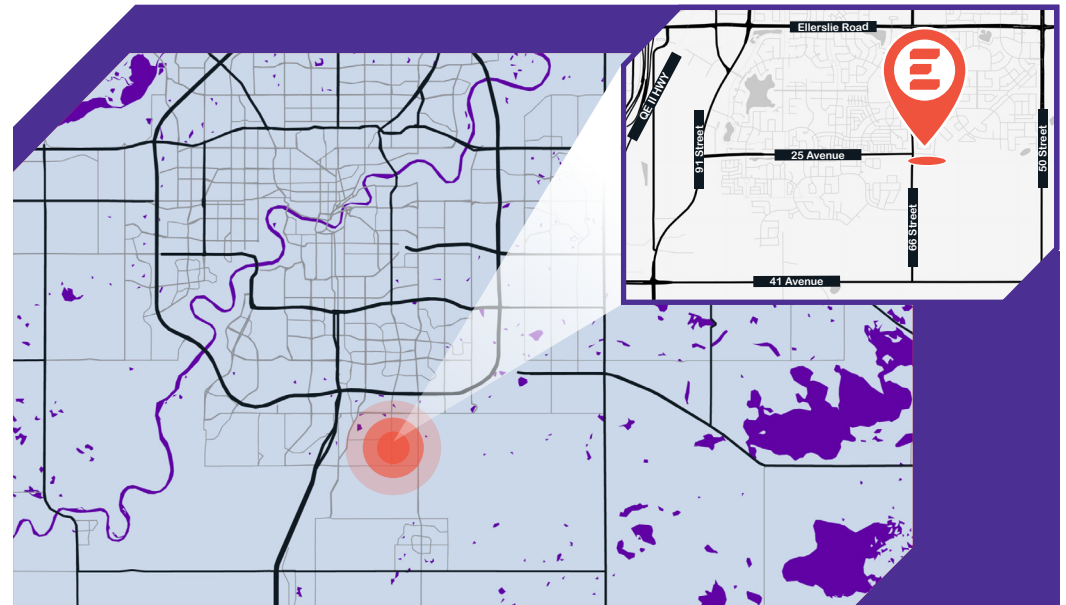
POPULATION

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



AVERAGE INCOME

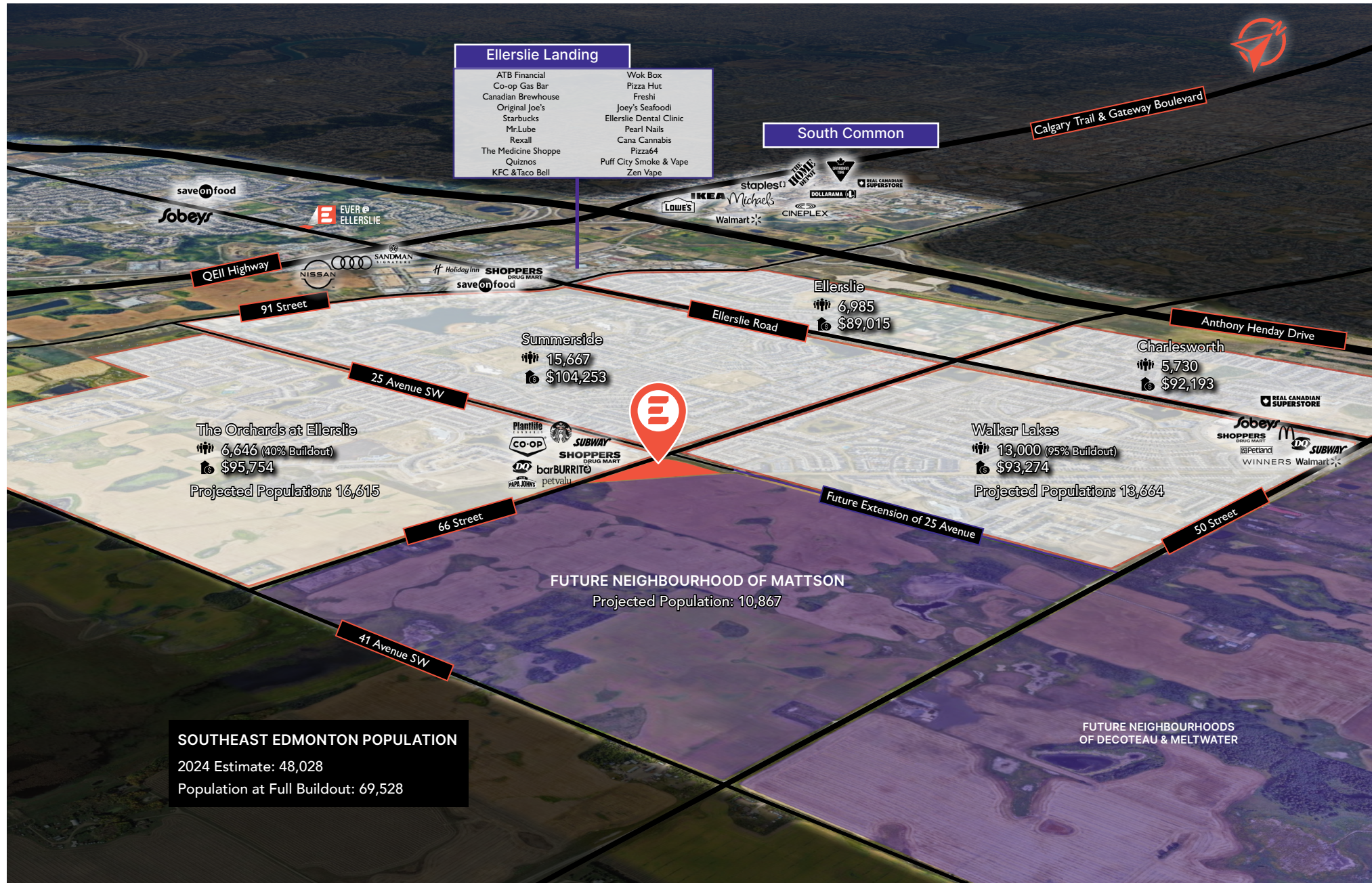
1 KM	3 KM	5 KM
\$122,590	\$125,403	\$118,950



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SITE PROGRESS - JULY 2025



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FOR LEASE PENDING FULLY RESERVED

Building A - Grocery/Big Box Store

101 PENDING 29,407 SF ±

Building B - Retail/Professional

101 9,579 SF ±

Building C - Athletic Services

101 SWIM SCHOOL 4,994 SF ±

Building D - Medical/Wellness

101 - 103	DENTAL CLINIC	3,488 SF ±
104 - 105	OPTICAL CLINIC	2,324 SF ±
106 - 107	PHYSIOTHERAPY	2,325 SF ±
108 - 111	MEDICAL CLINIC & PHARMACY	4,358 SF ±

Building E - Drive-Thru

101 DESSERT RESTAURANT 2,889 SF ±

Building F - Child Care Service

101 DAYCARE 6,161 SF ±

Building G - Retail and Drive-Thru

101 2,541 SF ±
102 1,740 SF ±
103 723 SF ±

Building H - Retail and Drive-Thru

101 2,571 SF ±
102 1,426 SF ±
103 724 SF ±

Building I - Gas Station, C-Store, Retail

101	GAS STATION	2,036 SF ±
	CAR WASH	1,023 SF ±
102	LIQUOR STORE	1,695 SF ±

AVAILABILITY
2026 (est.)

ZONING
CG - General Commercial

PARKING
325 +/- Paved Surface Stalls (est.)

LEASE RATE
Market

DEVELOPMENT SIZE
81,896 SF +/-

LAND AREA
8.54 acres +/-



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BUILDING B - RETAIL & PROFESSIONAL

FOR LEASE PENDING LEASED



BUILDING B

Retail/Professional

101 9,579 SF ±

HIGHLIGHTS

- Access point from 66th Street
- Pylon signs with exposure to 66th Street and 25th Avenue SW

Contiguous options available.
Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for details and turn-key solutions.

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BUILDING G - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL



BUILDING G

Drive-Thru & Retail

101	2,541 SF ±
102	1,740 SF ±
103	723 SF ±

HIGHLIGHTS

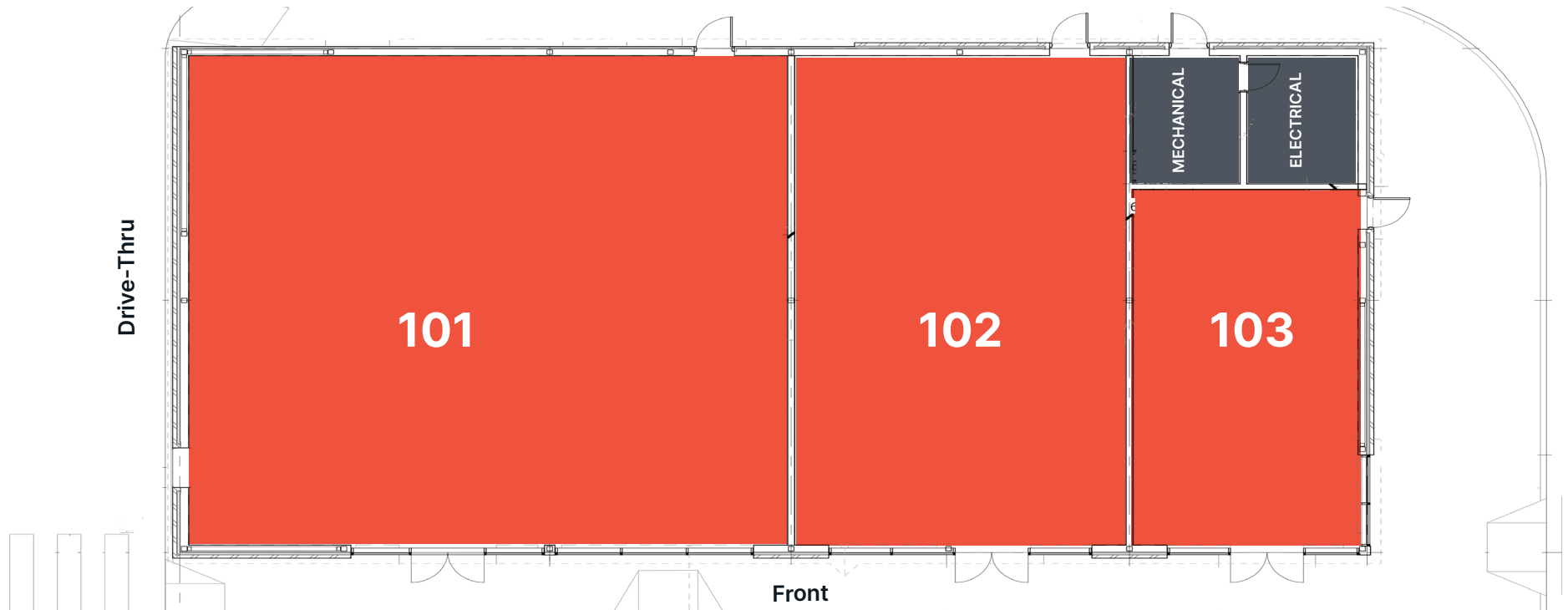
- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW

Contiguous options available.
Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for details and turn-key solutions.

BUILDING H - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL

■ FOR LEASE ■ PENDING ■ LEASED

25 Ave SW



BUILDING H

Drive-Thru & Retail

101	2,571 SF ±
102	1,426 SF ±
103	724 SF ±

HIGHLIGHTS

- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW