



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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# EVER @ Mattson

6507 25 Avenue SW, Edmonton

FULL SITE - Looking Southwest



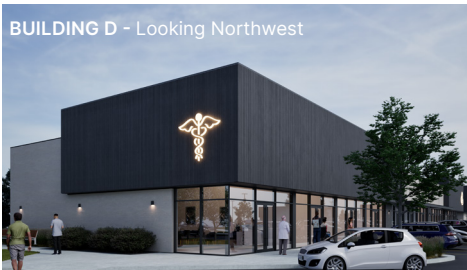
BUILDING C - Looking South



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)



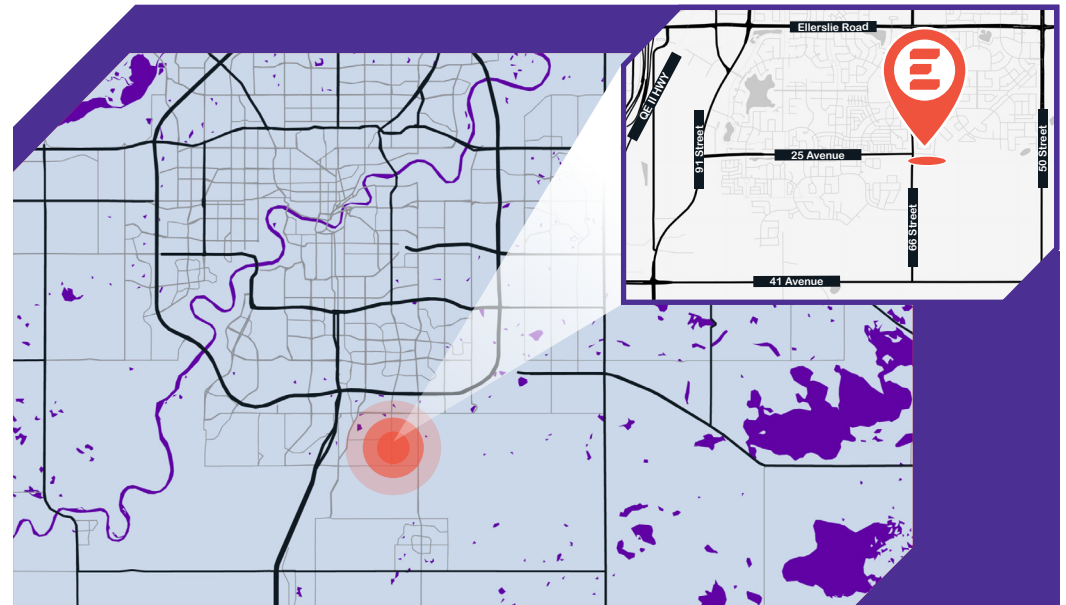
### POPULATION

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

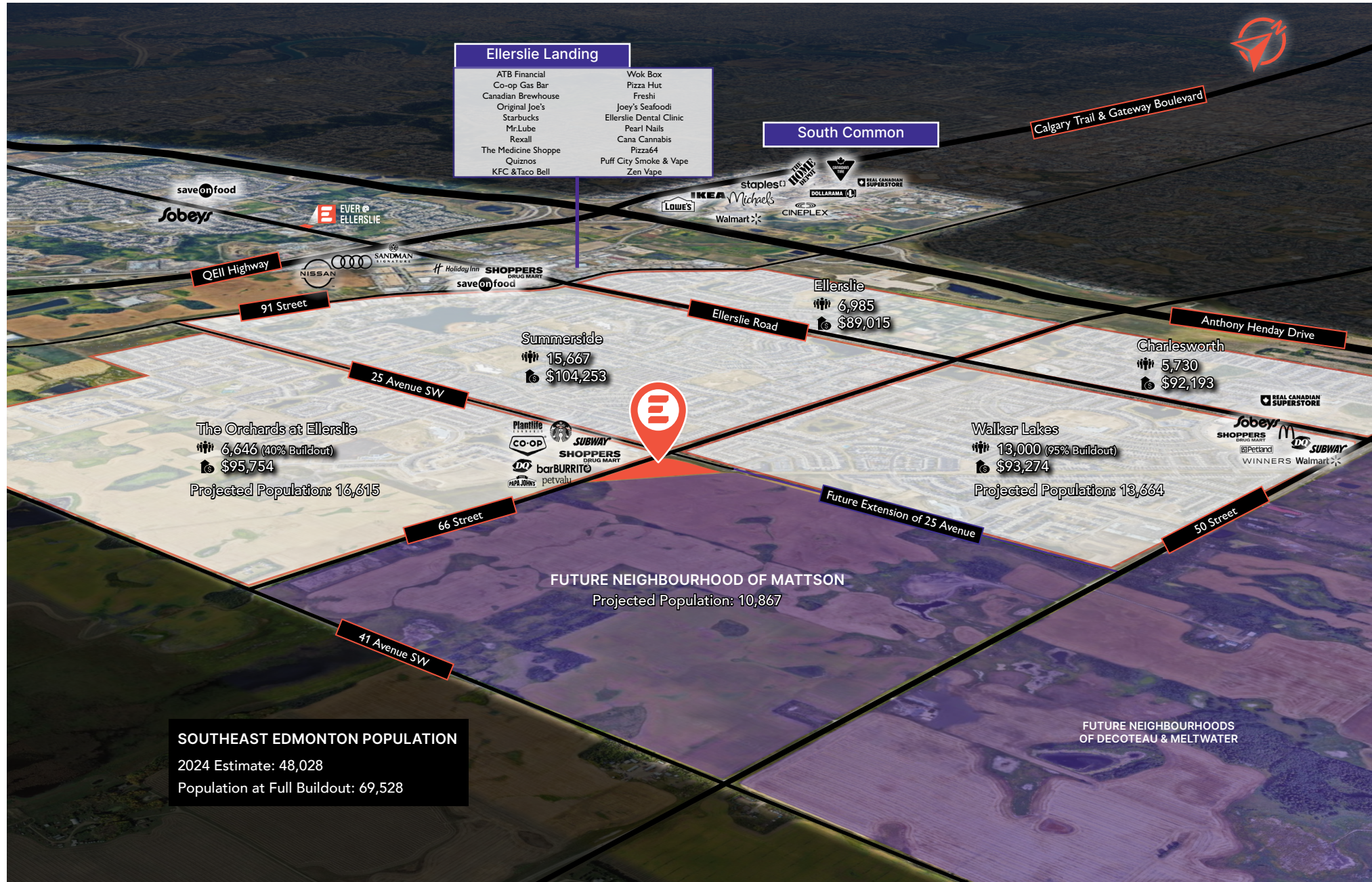




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## SITE PROGRESS - JULY 2025





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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 - Retail/Professional

101 - 103    DENTAL CLINIC    3,488 SF ±

104 - 105    OPTICAL CLINIC    2,324 SF ±

106    1,162 SF ±

107    1,162 SF ±

108 - 111    MEDICAL CLINIC & PHARMACY    4,358 SF ±

## Building E - Drive-Thru

101    PENDING    2,889 SF ±

## Building F - Child Care Service

101    DAYCARE    6,161 SF ±

## Building G - Retail and Drive-Thru

101    2,287 SF ±

102    1,001 SF ±

103    1,001 SF ±

104    710 SF ±

## Building H - Retail and Drive-Thru

101    1,618 SF ±

102    1,385 SF ±

103    1,001 SF ±

104    710 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 +/-



**Rahim Rahemtullah**

Partner/VP Sales

E: rahim.r@everred.ca

D: 587.635.4202

C: 780.695.1200



**Alexandria Wiemer**

Sales Manager

Associate, RE/MAX Excellence

E: alex.w@everred.ca



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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.

BUILDING D - RETAIL & PROFESSIONAL



**BUILDING D**

*Single Storey CRUs*

<b>101 - 103</b>	DENTAL CLINIC
<b>104 - 105</b>	OPTICAL CLINIC
<b>106</b>	1,162 SF ±
<b>107</b>	1,162 SF ±
<b>108 - 111</b>	MEDICAL CLINIC & PHARMACY

**HIGHLIGHTS**

- Access point from 66th Street
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 66th Street

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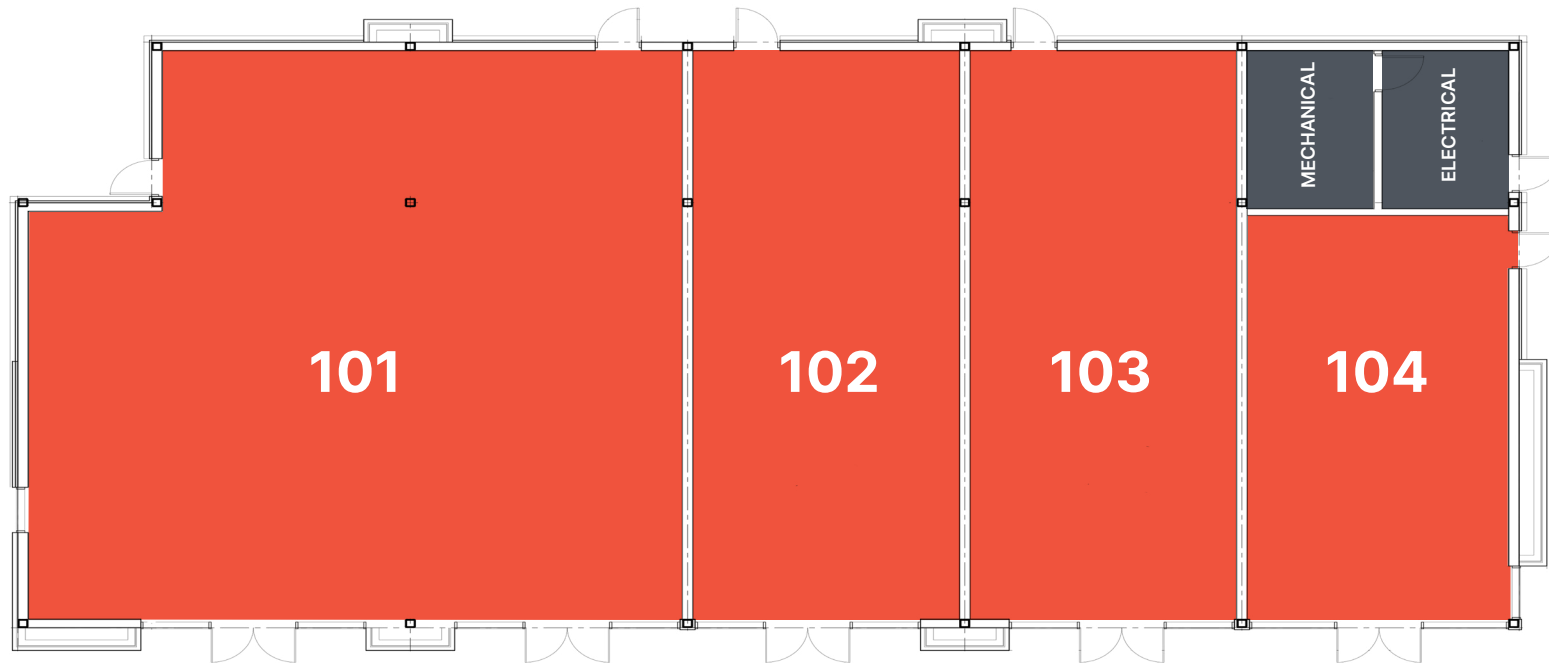
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## BUILDING G - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL

FOR LEASE   PENDING   LEASED

25 Ave SW



Front

### BUILDING G

#### Drive-Thru & Retail

<b>101</b>	2,287 SF ±
<b>102</b>	1,001 SF ±
<b>103</b>	1,001 SF ±
<b>104</b>	710 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.



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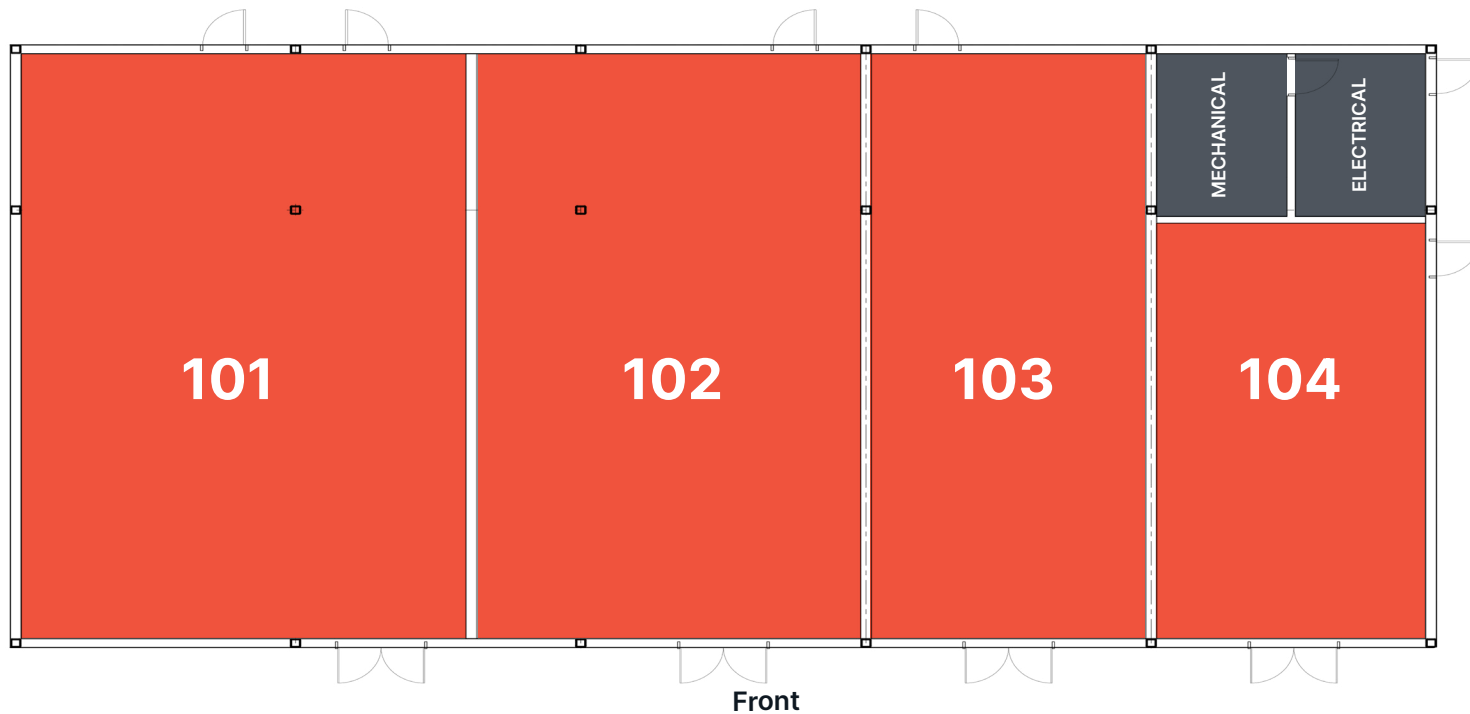
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## BUILDING H - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL

FOR LEASE   PENDING   LEASED

25 Ave SW



### BUILDING H

#### Drive-Thru & Retail

101	1,618 SF ±
102	1,349 SF ±
103	1,001 SF ±
104	710 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.