



Real Estate
Developments



EVER @ Mattson

6507 25 Avenue SW, Edmonton

**Future
Retail & Professional
2026 est.**



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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)



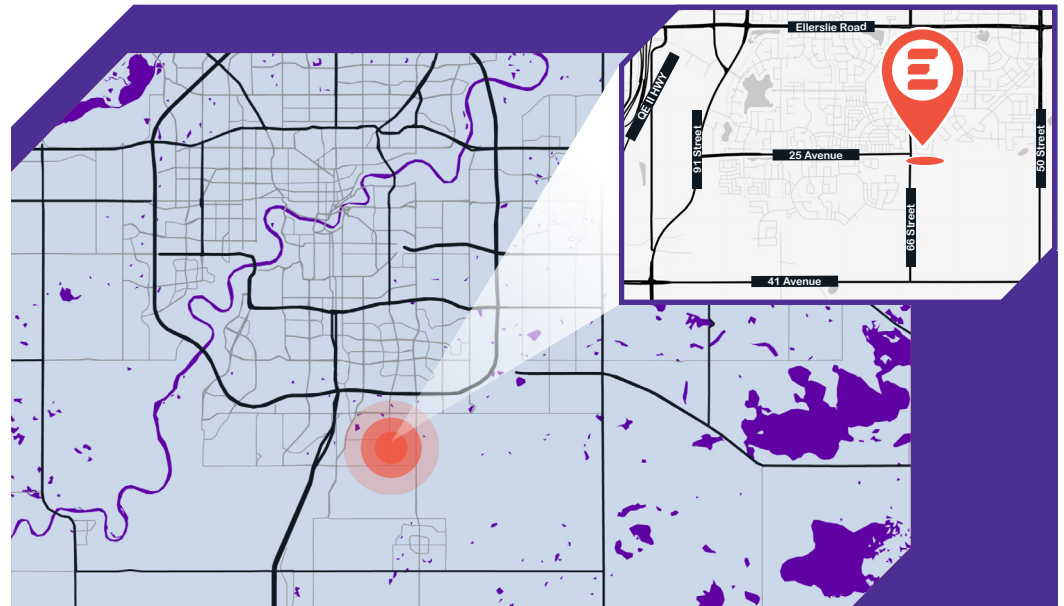
POPULATION

| 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 |

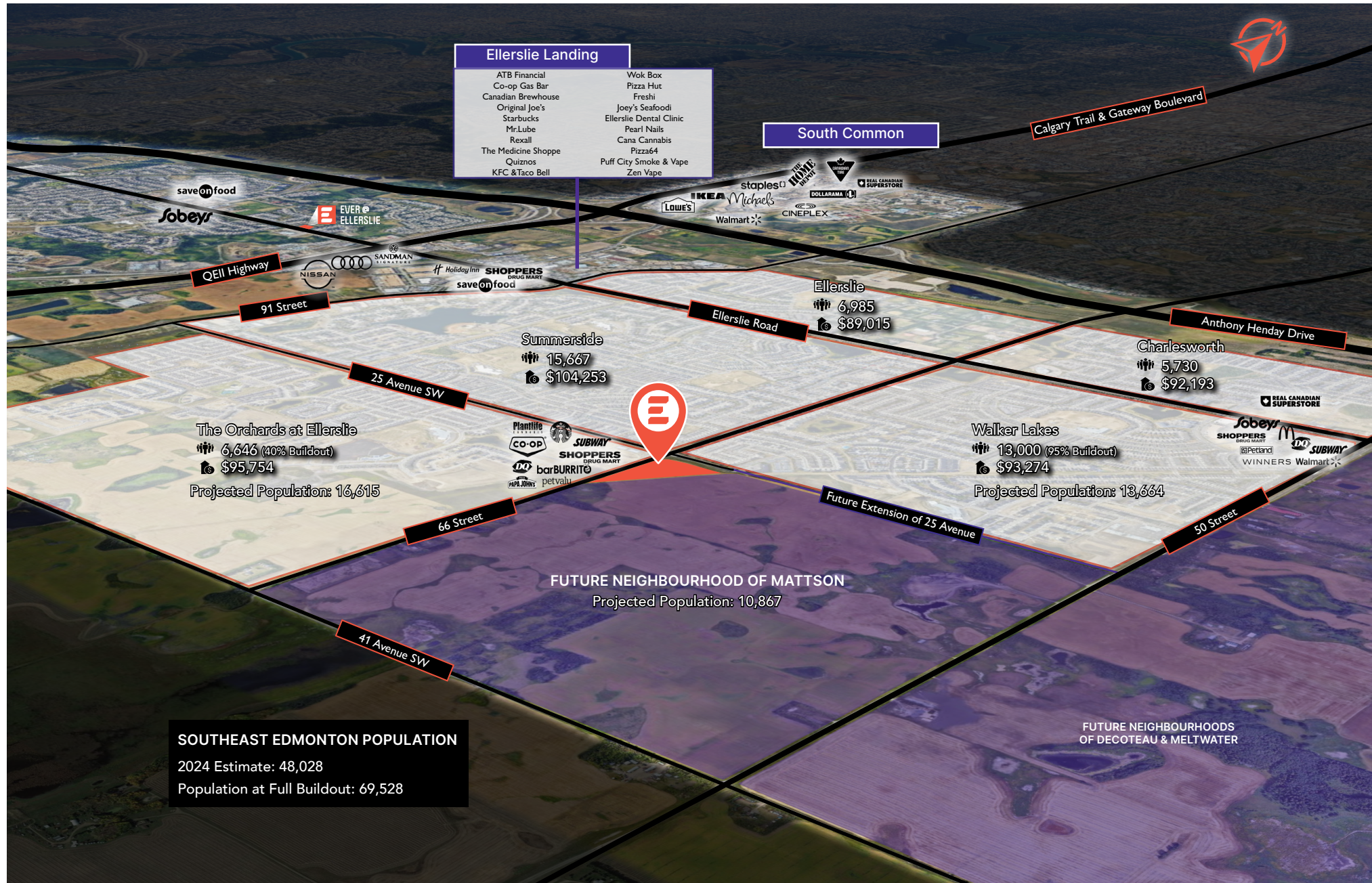


Please note this development is currently in the design phase and plans are subject to change.
Site plan and renderings are for discussion purposes only. Renderings may not reflect most current iteration of site plan presented.

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SITE PLAN

FOR LEASE PENDING LEASED



AVAILABILITY
2026 (est.)

ZONING
CG - General Commercial

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

LEASE RATE
Market

DEVELOPMENT SIZE
89,572 SF +/-

LAND AREA
8.54 acres +/-



SITE PLAN HIGHLIGHTS

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

BUILDING A

Grocery / Box Store - 34,537 SF ±

BUILDING B

Single Storey CRUs - 4,650 SF ±

BUILDING C

Single Storey CRUs - 5,813 SF ±

BUILDING D

Standalone Drive-Thru - 5,167 SF ±

BUILDING E

Single Storey CRUs - 11,819 SF ±

BUILDING F

Standalone Drive-Thru - 3,030 SF ±

BUILDING G

Daycare - RESERVED - 6,500 SF ±

BUILDING H

Single Storey CRUs with Drive-Thru - 5,308 SF ±

BUILDING I

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

BUILDING J

Gas Station with C-Store & Car Wash - 7,743 SF ±

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

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EM 25.01.20



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