



Real Estate
Developments



COMING SOON



RETAIL UNITS
AVAILABLE

EVER @ Mattson

6507 25 Avenue SW, Edmonton



**Future
Retail & Professional
2026 est.**



EVER @ Mattson

6507 25 Avenue SW, Edmonton

No Frills 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 a No Frills anchoring the centre 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



FULL SITE - Looking Southwest



BUILDING 3 - Looking South



BUILDINGS 7&8 - Looking Northwest



BUILDING 4 - Looking Northwest



BUILDING 9 - Looking West

Demographics (2019)



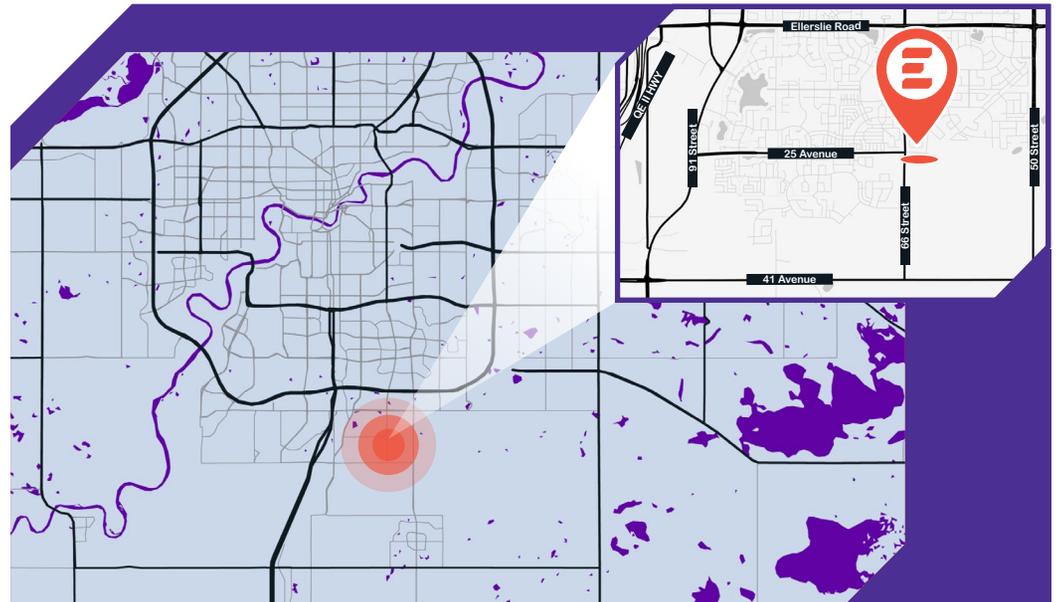
POPULATION

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



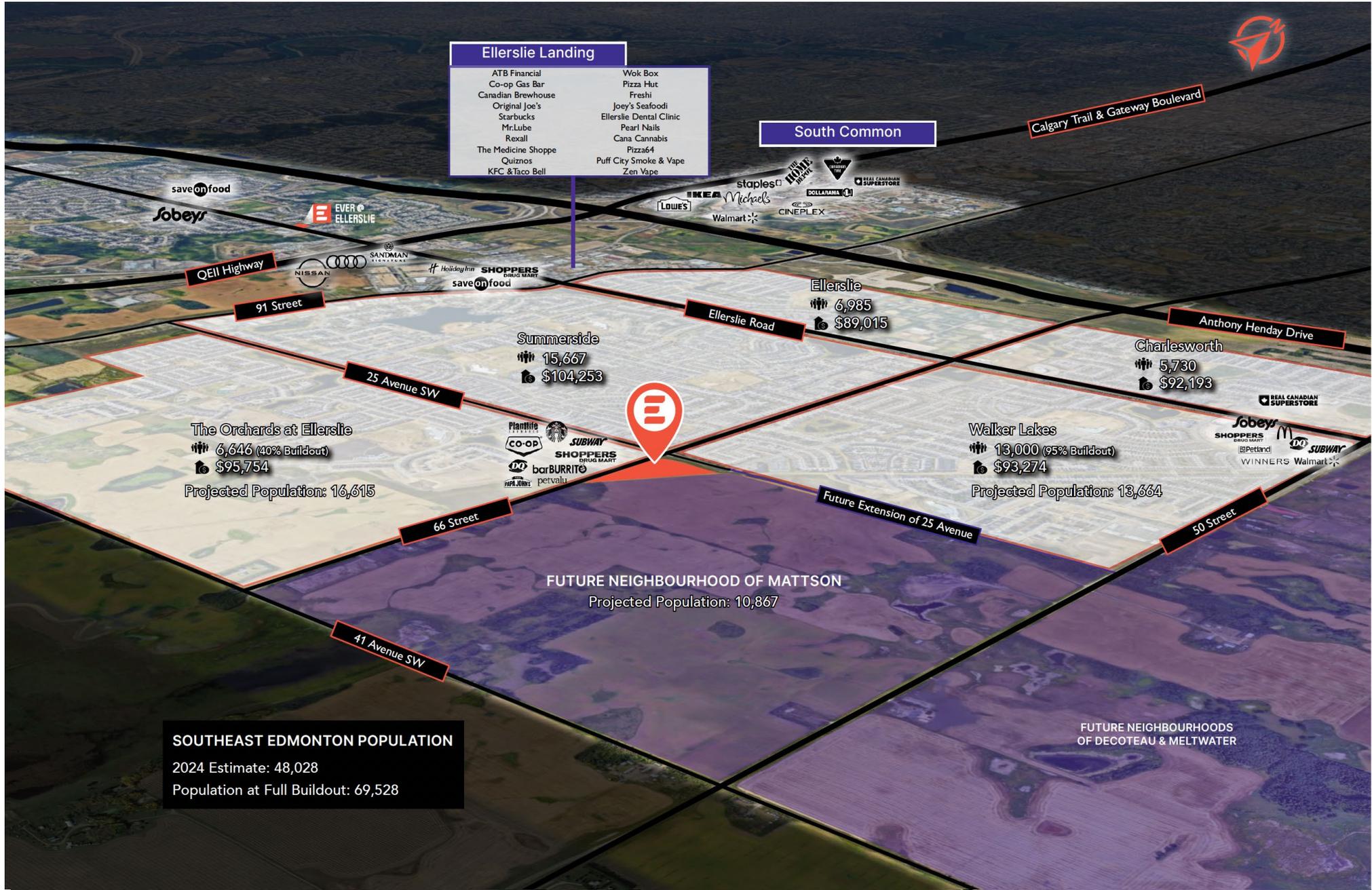
AVERAGE INCOME

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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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 +/-

FOR LEASE PENDING FULLY RESERVED

Building 1 - Grocery

101 NO FRILLS 28,000 SF ±

Building 2 - Medical

101 - 104 MEDICAL CLINIC &
PHARMACY 4,633 SF ±

105 - 109 MEDICAL IMAGING 5,326 SF ±

Building 3 - Athletic Services

101 SWIM SCHOOL 4,994 SF ±

Building 4 - Medical/Wellness

101 - 103 DENTAL CLINIC 3,488 SF ±

104 - 105 OPTICAL CLINIC 2,324 SF ±

106 1,135 SF ±

107 1,135 SF ±

108 PENDING 1,134 SF ±

109 NAIL SALON 1,136 SF ±

110/111 PHYSIOTHERAPY 1,816 SF ±

Building 5 - Drive-Thru

101 GANESH SWEETS 2,889 SF ±

Building 6 - Child Care Service

101 DAYCARE 6,161 SF ±

Building 7 - Retail and Drive-Thru

101 2,541 SF ±

102 1,740 SF ±

103 723 SF ±

Building 8 - Retail and Drive-Thru

101 2,571 SF ±

102 1,426 SF ±

103 BARBER 724 SF ±

Building 9 - Gas Station, C-Store, Retail

101 GAS STATION 2,036 SF ±

CAR WASH 1,023 SF ±

102 LIQUOR STORE 1,695 SF ±



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

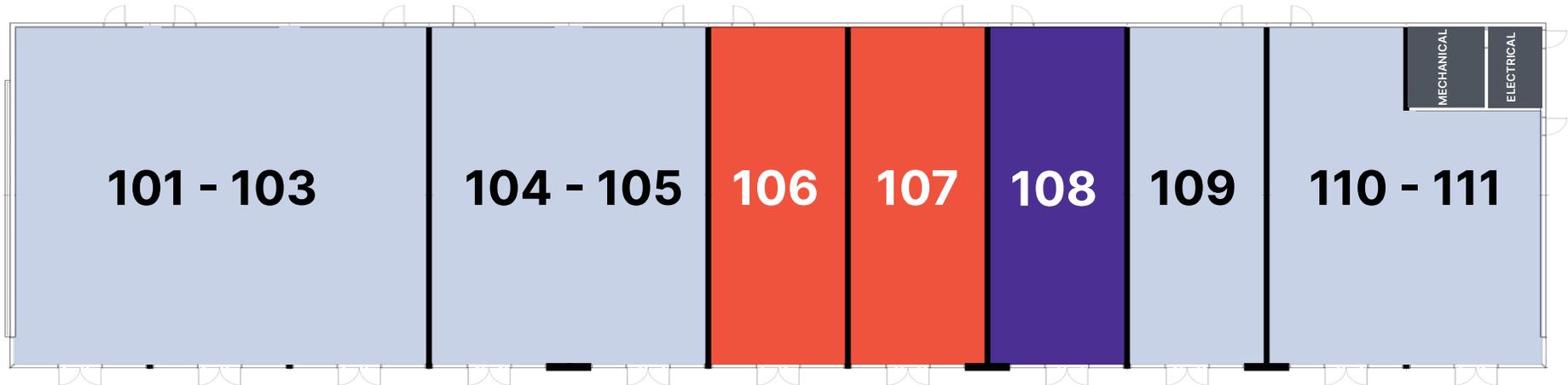
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BUILDING 4 - RETAIL & PROFESSIONAL

■ FOR LEASE
 ■ PENDING
 ■ LEASED

25 Ave SW



Front

BUILDING 4		
<i>Single Storey CRUs</i>		
101 - 103	DENTAL CLINIC	3,488 SF ±
104 - 105	OPTICAL CLINIC	2,324 SF ±
106	1,135 SF ±	
107	1,135 SF ±	
108	PENDING	1,134 SF ±
109	NAIL SALON	1,136 SF ±
110 - 111	PHYSIOTHERAPY	1,816 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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BUILDING 7 - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL



BUILDING 7

Drive-Thru & Retail

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

HIGHLIGHTS

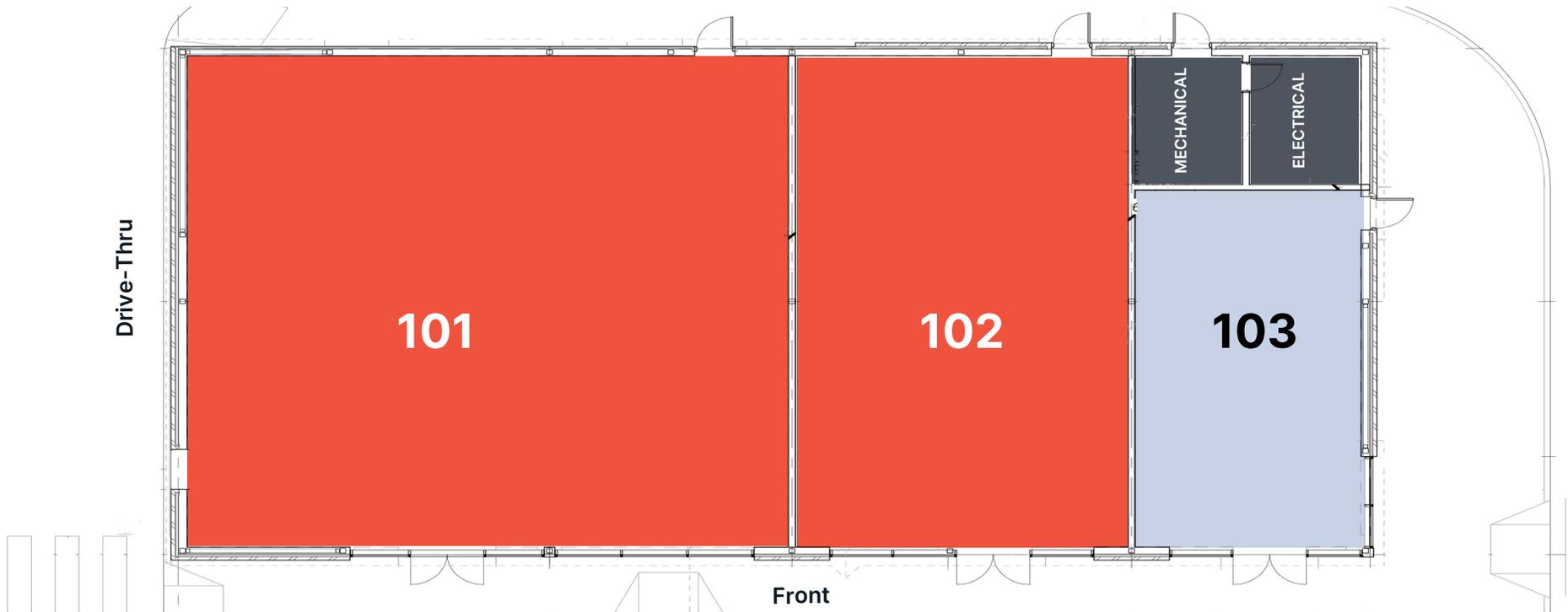
- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW

Future
Retail & Professional
2026 est.

BUILDING 8 - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL

■ FOR LEASE
 ■ PENDING
 ■ LEASED

25 Ave SW



BUILDING 8		
Drive-Thru & Retail		
101	2,571 SF ±	
102	1,426 SF ±	
103	BARBER	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

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