

Belmont Town Centre

13508 Victoria Trail, Edmonton, AB

FOR LEASE

JoAnn Graham
Senior Manager, Leasing | Associate Broker
jgraham@salthillcapital.com | 306.343.3840



Highlights

Belmont Town Centre is a 74,000 sf neighborhood retail shopping centre strategically positioned at the high-visibility intersection of Victoria Trail and 137 Avenue in Northeast Edmonton. The property boasts a diverse mix of essential services and national brands, including Rexall, Scotiabank, and Tim Hortons, all supported by the steady daily draw of a shadow-anchored Sobeys. Built for high-volume convenience, the site features over 470 parking stalls and multiple access points designed to seamlessly serve the dense residential population of the surrounding Belmont community.

- Prime location at the high-traffic corner of Victoria Trail and 137 Avenue.
- Shadow-anchored by Sobeys with established tenants like Rexall and Scotiabank.
- Abundant free surface parking with over 470 stalls.
- Positioned within a mature, densely populated Northeast Edmonton residential hub.



Demographics | 5km Radius



Population

139,083



Number of Households

50,536



Median Age

50



Household Income

\$104,723



Annual Foot Traffic

2.75

*Data from 2025 Environics Analytics.

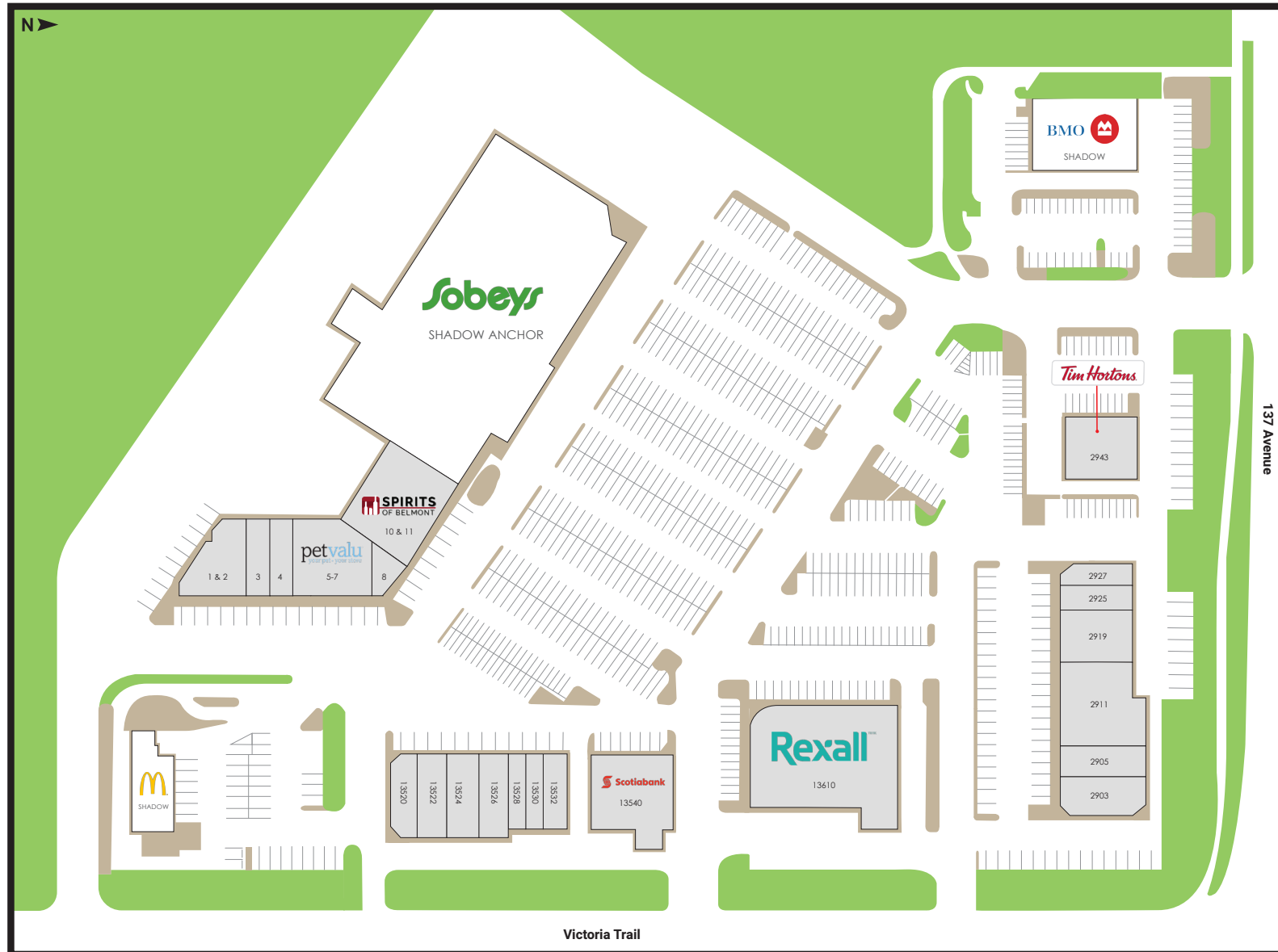


Belmont Town Centre

13508 Victoria Trail, Edmonton, AB

FOR LEASE

JoAnn Graham
Senior Manager, Leasing | Associate Broker
jgraham@salthillcapital.com | 306.343.3840



- 1 & 2. Little Nemo's Day Care (2,210 sf)
- 3. Easy Financial (1,286 sf)
- 4. Subway (1,150 sf)
- 5-7. PetValu (3,789 sf)
- 8. Dr. Phone Fix (888 sf)
- 08. DynaLIFEDX (3,420 sf)
- 09. Easy Financial Services Ltd. (1,286 sf)
- 10 & 11. Spirits of Belmont (5,204 sf)

- 13520. Mary Brown's (1,199 sf)
- 13522. Canadian Pizza (1,614 sf)
- 13524. Value Buds (1,693 sf)
- 13526. Binh's Nails (1,134 sf)
- 13528. Super Clips (1,300 sf)
- 13530. Wok 'N' Go (1,015 sf)
- 13532. H&R Block (1,650 sf)
- 13540. Scotiabank (4,080 sf)
- 13610. Rexall Pharmacies ULC (11,087 sf)

- 2903. Clareview Barbershop (1,397 sf)
- 2905. Vape Loft (860 sf)
- 2911. Belmont Dental Associates (4,989 sf)
- 2919. DynaLIFEDX (3,420 sf)
- 2925. Perfect Health Chiropractic Centre (1,176 sf)
- 2927. Amplifon Hearing (1,673 sf)
- 2943. Tim Hortons (3,372 sf)

The information contained herein, including layouts, plans, and stated square footage, is provided solely for marketing purposes. Such information is approximate, non binding, and subject to change without notice.