



## Kitsap retail center underway at McCormick

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By Brian Miller, Real Estate Editor



Rendering via McCormick Communities

**The retail complex includes a small pocket park.**

What and where is McCormick? Thousands of acres, mostly single family homes, south of Gorst and Sinclair Inlet in Kitsap County, and a pre-Great Recession effort that stalled and was acquired in 2016 by Kirkland developers. (The original effort began in the 1980s.)

Over the years, various homebuilders have been at work there, including Lennar, KB, TriPointe, Richmond, MainVue, etc. There's a golf course (McCormick Woods), the 65-acre McCormick Trails Park, plus a small retail component. That, McCormick Village, is planned to have about nine buildings with some 30,000 square feet. It's near the traffic circle on Old Clifton Road, the east-west connection between Highway 3 and Highway 16.

McCormick announced last week that construction is underway on the retail. Angela Oliveri of First Western Properties is the broker, and about half the space has been claimed.

Eric Campbell, also a senior executive at MainStreet Property Group, is also one of the principals at McCormick. He said in a statement, “As the community continues to grow, residents want convenient places where they can meet neighbors, grab coffee, run errands, and enjoy local businesses close to home. The strong leasing activity we're seeing reflects the excitement from retailers who want to be part of this vibrant and expanding community.”

Confirmed tenants include Forestview Dental, a veterinary clinic, pharmacy, hair salon and Wilson Patisserie, a locally owned bakery. McCormick also has its homeowners association offices there, plus a pocket park, community gym and yoga studio. Terms for the remaining space are negotiable.

A decade ago, various media reports said that the master plan would allow up to 2,700 homes — many built by that point. The city of Port Orchard has been regularly approving new phases of construction.

As part of the ongoing effort, the state Department of Ecology has periodically approved new subdivisions. The developer estimates that McCormick now has over 7,000 residents, with the potential to grow to 19,000 inhabitants by 2033.

Past SEPA filings have mentioned a small multifamily component; those may be townhouses. There are also some houses for renters. The unbuilt component traded in 2016 for a reported \$18 million. Cambell's partner in the endeavor is Jim Tosti of Windward Real Estate Services.

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