

McCormick Village Center

RETAIL / RESTAURANT / SERVICE OPPORTUNITIES

Expected Completion Summer 2025 - Fall 2025 • Port Orchard, WA



Prime Retail & Restaurant Opportunities

Introducing an exceptional and limited-time opportunity to retailers, eateries, and services in the brand new and exclusive McCormick Village Retail. The retail village is envisioned to be a pedestrian-centric marketplace, where individuals stroll, shop, dine, and come together to enjoy, all while crafting unique experiences.

Nestled within the McCormick master planned community, this will be the hub for the existing 5,178 residents. Current growth targets expect the population of McCormick to be 12,748 by 2033. As the sole commercial village catering to the growing needs of the master plan and surrounding communities, this represents an outstanding opportunity for businesses to locate where there is pent-up demand.

Prospective tenants will have the chance to collaborate on architectural designs and shape their own vision.



OVERVIEW

ADDRESS	McCormick Village Drive N
TOTAL BUILDABLE AREA	30,000 SF
RESTAURANT SPACE	1,000 - 5,000 SF
RETAIL/SERVICE SPACE	440 - 4,300 SF
PARKING STALLS	150
LEASING CONTACT	Angela Oliveri First Western Properties, Inc. aoliveri@fwp-inc.com • (206) 853-1330



Site Plan



Site Overview



Area Information

Port Orchard is a small but growing waterfront community on the Kitsap Peninsula. Located between the bustling city of Seattle and the lush Olympic National Park, Port Orchard offers residents access to both metropolitan and natural amenities. Port Orchard borders the Puget Sound, providing abundant opportunities for boating and water sports, stunning waterfront views, and ferry access to Seattle.

Located in close proximity to major urban and employment centers and enjoys an outstanding natural setting. Residents have a strong community spirit and value the area's important maritime history. These aspects contribute to a high quality of life that influences people's choice to live and work in Port Orchard.

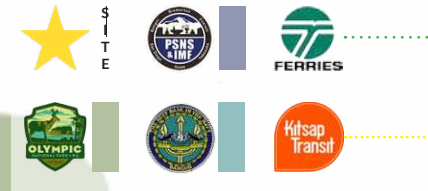
Drive Times to Surrounding Markets

- Port Orchard Marina | 10 Minutes
- Bremerton | 15 Minutes
- Silverdale | 20 Minutes
- Gig Harbor | 20 Minutes
- Tacoma | 30 Minutes
- Seattle | 75 Minutes
- Sea-Tac Airport | 60 Minutes
- Bremerton Ferry Terminal | 15 Minutes
- Southworth Ferry Terminal | 25 Minutes
- Bainbridge Island Ferry Terminal | 45 Minutes

DEMOGRAPHIC DATA*

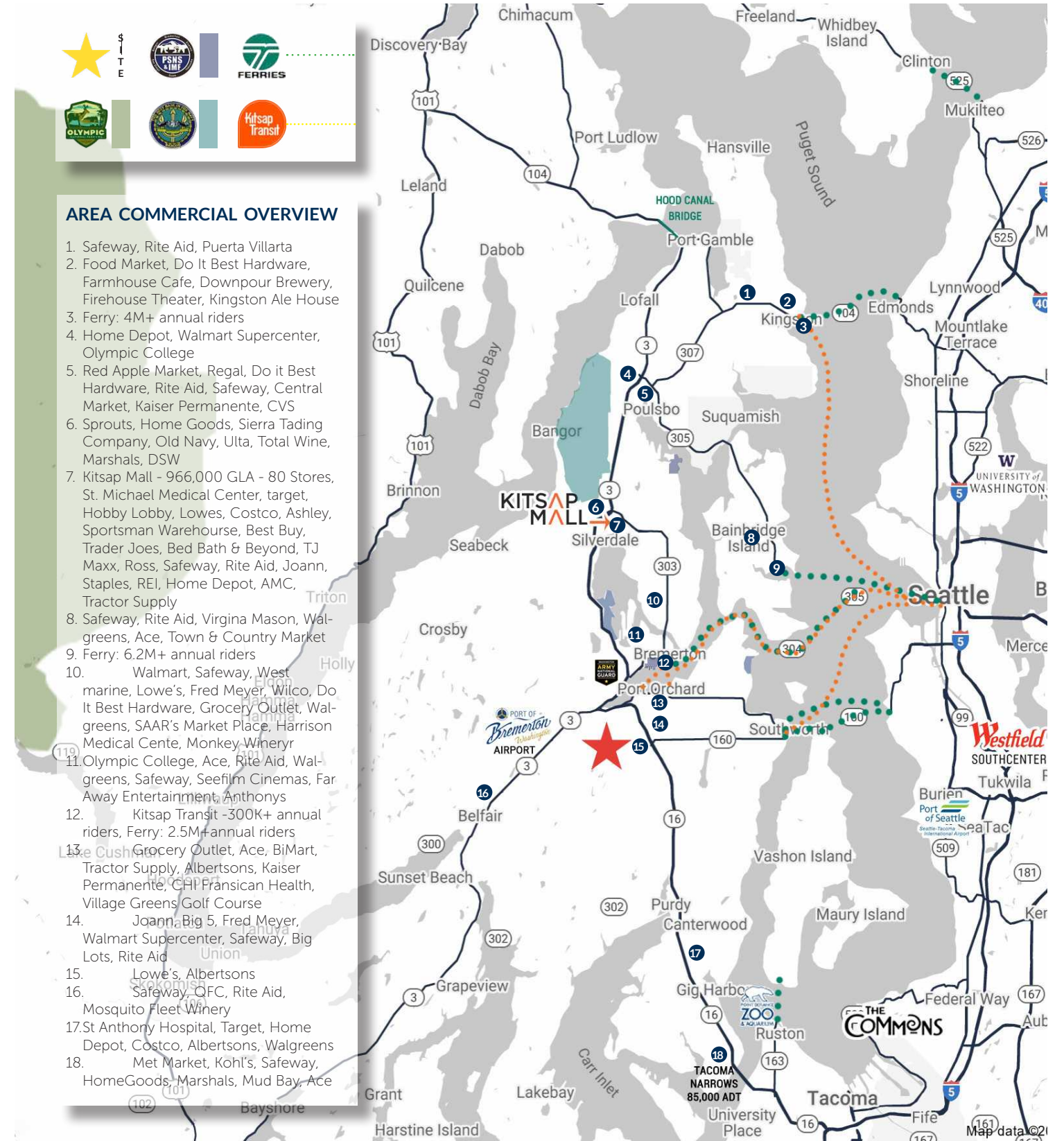
	DRIVE TIMES		
	10 Minutes	15 Minutes	20 Minutes
2024 Population	20,297	53,319	105,386
2029 Projected Population	21,244	55,005	107,649
2024 Households	7,572	20,772	40,246
2024 Average Household Income	\$113,314	\$115,540	\$120,396

*Demographic Source: REGIS 2024



AREA COMMERCIAL OVERVIEW

1. Safeway, Rite Aid, Puerta Villarta
2. Food Market, Do It Best Hardware, Farmhouse Cafe, Downpour Brewery, Firehouse Theater, Kingston Ale House
3. Ferry: 4M+ annual riders
4. Home Depot, Walmart Supercenter, Olympic College
5. Red Apple Market, Regal, Do it Best Hardware, Rite Aid, Safeway, Central Market, Kaiser Permanente, CVS
6. Sprouts, Home Goods, Sierra Tading Company, Old Navy, Ulta, Total Wine, Marshals, DSW
7. Kitsap Mall - 966,000 GLA - 80 Stores, St. Michael Medical Center, target, Hobby Lobby, Lowes, Costco, Ashley, Sportsman Warehouse, Best Buy, Trader Joes, Bed Bath & Beyond, TJ Maxx, Ross, Safeway, Rite Aid, Joann, Staples, REI, Home Depot, AMC, Tractor Supply
8. Safeway, Rite Aid, Virginia Mason, Walgreens, Ace, Town & Country Market
9. Ferry: 6.2M+ annual riders
10. Walmart, Safeway, Westmarine, Lowe's, Fred Meyer, Wilco, Do It Best Hardware, Grocery Outlet, Walgreens, SAAR's Market Place, Harrison Medical Cente, Monkey Winery
11. Olympic College, Ace, Rite Aid, Walgreens, Safeway, Seefilm Cinemas, Far Away Entertainment, Anthony's
12. Kitsap Transit - 300K+ annual riders, Ferry: 2.5M+ annual riders
13. Grocery Outlet, Ace, BiMart, Tractor Supply, Albertsons, Kaiser Permanente, CHI Fransican Health, Village Greens Golf Course
14. Joann, Big 5, Fred Meyer, Walmart Supercenter, Safeway, Big Lots, Rite Aid
15. Lowe's, Albertsons
16. Safeway, QFC, Rite Aid, Mosquito Fleet Winery
17. St Anthony Hospital, Target, Home Depot, Costco, Albertsons, Walgreens
18. Met Market, Kohl's, Safeway, HomeGoods, Marshals, Mud Bay, Ace





Leasing Contact

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