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News Headlines

September 12, 2006 – Fairfield Venture Proving Popular with Small Business Owners

Article Date: 09/12/06

Full Story:

Venture Commerce Center, a new 67k sf business park in Fairfield, is expected to sell out before the end of the year. The development, which began construction in July 2005 and was completed in May 2006, contains 28 buildings ranging in size from 1.4k sf up to 3.3k sf. Roughly 65% of the structures were sold prior to completion. It is located in the Green Valley Corporate Park at the intersection of Interstates 80 and 680.

According to Ernie Knodel, Vice President of development for Larkspur-based Venture Corporation, the developer of the project, "The market in Fairfield for owning office properties is very strong as shown by our pre-sales. The city of Fairfield is a great location for small to medium-sized business owners seeking to buy a business property. There is affordable new housing, with a wide range of housing types, a lot of new retail, and excellent access to major freeways." Fairfield is located northeast of San Francisco off the I-80, about halfway to Sacramento.

Venture Commerce Center provides companies with the opportunity to own real estate. It is especially appealing to small business owners who appreciate the benefits of owning a building, but do not need, or cannot afford, a large commercial space. Each property has a separate entrance and amenities.

Venture Corporation has similar projects in several San Francisco Bay Area cities, Sacramento, SoCal, Nevada and Washington.

"Venture's concept is to provide business owners with an office property that is near to where they live. This idea is proving to be popular in Fairfield. Many of our buyers live in Fairfield or the surrounding region and by locating at Venture Commerce Center, they'll now be able to reduce the time they spend commuting," says Brooks Pedder, Managing Partner with Colliers International, the commercial-brokerage handling sales for the property.

Toni Muscovitch, president of a software development firm, Mirasoft Inc., and a resident of Fairfield, has been leasing office space for the past 14 years in Vacaville. When she learned about the Venture property she decided the combination of being close to her home and owning an office building was an opportunity she couldn't pass up. Muscovith looked at several properties and eventually decided on Venture Commerce Center. She explains, "The easy access of the location combined with the upcoming new business developments is consistent with what I am looking for as a long-term commercial investment for my business."

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