

# THE Dental Trader

VOL. 18 NO. 5 • May '21  
So. Calif. Edition

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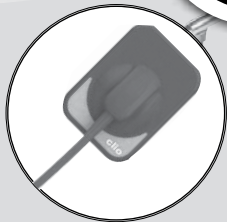
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**Patrick J. Wood**  
Pat@dentalattorneys.com



**Jason P. Wood**  
Jason@dentalattorneys.com



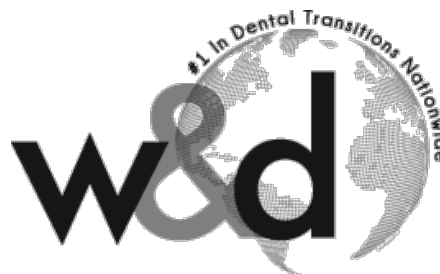
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- Dr. Jordan Tucker D.D.S



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**Ultradent Tips** new for sale in pack of 100: Blue mini dento-infusor, \$50.00. Im2near@yahoo.com

**Coe Impression** Trays(Lower) Solid Metal, used: 4 lg, 8 md, 4 sm. 26.00 each. Good condition, e-mail im2near@yahoo.com.

**Shade Guides** for sale(used): (2)Genuine Vita, 60.00 each; e-mail im2near@yahoo.com

**Neodiamond Burs** for sale(new), 25/box, size: (4) Round taper, 1116.10C, \$30.00/ box e-mail im2near@yahoo.com

**BH Dental Office 4** Chairs 4 Rent or Lease or Buy Practice, Ground Floor Corner, Lasky & Charleville, 310-392-2022, Mark

**East LA** Practice for sale 90k. Equipment not included. Great Location and beautiful office. Contact gama3130@yahoo.com

**2 DCI** chairs in great working condition with light and delivery system for sale. 949-246-8034 ar\_1919@yahoo.com

**CPR/BLS** + CEUs (American Red Cross approved) (626)345-0005 ext 2, orchid@ADMInstitute.com

**Ortho office** in Orange County, CA for sale. On track to collect over \$1 mil in 2021. Email to orthooffice4sale@gmail.com

**GEnergetic RDA wanted in** Culver City, Email us your resume to makeyusmile@yahoo.com

**Dentist needed** in Bellflower. Comfortable doing RCT and extractions. Call 714-5191892

**PALM SPRINGS** Leasehold Improvements & Equipment For Sale, 4 Ops. Great Location, Low Rent. Please text 760-832-1331

**Experienced Implant** Dentist Needed to Place Dental Implants. 1x a Week. Los Angeles Area. Call 818.439.9954. Good Pay.

**Pediatric Dentist,** Hiring part time Pediatric Dentist in Temecula area ASAP, email resume to rfdmd9@yahoo.com

**Private Lancaster** Office looking for a full time dedicated RDA / Dental Assistant. Experience required 661-942-6522

**Dentist associate** needed, learn all on 4, Grafts, sinus lift, while working at our center. toothopinion@aol.com

**ELA Dental** office for lease. turn key 4 ops 1500sqft. Great location and visibility. 20 years history. Dean (310)801-0403

**Group practice in Palmdale/Lancaster** is looking for a biller. 2-5 yrs exp pref, EagleSoft exp + call 214-335-5654 Donny

**ADEC Unitsx5** 12-O'clock cabinet for sale. ADEC#5580 Buyer picks up. 858.232.4942 roadrunnercliff@gmail.com

**ARCADIA 4 ops,** 1,280 sq. ft., modern, nicely designed suite. Greg Beamer 909-542-4891

**LA Chinatown** Dental Office seeking Chinese speaking dentist to take over from retiring dentist. Cdachin7@aol.com

**DENTAL EZ chairs** for sale Great condition. For more info and pics contact ddsshopper@cox.net





Gary Pascua D.D.S., Sales Agent  
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## FRESNO COUNTY

**FRESNO** - (5) op comput G.P. 4 ops eqt'd. In a free standing bldg., on a main thoroughfare, in Central Fresno. Exposure, visibility, & signage. 2019 Gross Collections \$1.0M+. Cash/PPO/Denti-Cal pts. No HMO. Averaging (57) new pts/mos. (22) years of Goodwill. Digital X-Rays & Eaglesoft s/w. Refers out Ortho, Perio Surgery, Diff. O.S. & Implant place. Seller has no website & does no adv. Growth potential w adv. & keeping specialty work in house. Seller retiring, but willing to work back part time. **MAJOR PRICE REDUCTION**

## KERN COUNTY

**BAKERSFIELD #29** - (4) op computerized G.P.(3) ops eqt'd (4th) plumbed. Cash/PPO/HMO/Denti-Cal Pt Base. Monthly Cap Ck. approx. \$3.5K. Digital X-Rays. 2018 Gross Collect. \$602K+. Did the same in 2019. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **REDUCED FURTHER!**

**CA CITY (NORTHERN ANTELOPE VALLEY)** - (5) op comput. G.P. & Free Stand Duplex Bldg for sale on a main thoroughfare. Minimal competition. Only one other DDS in city of 15,000+. Nicely equipped w CT Scan, Digital Impression Scanner, Open s/w, Digital X-rays w XDR digital imaging, & aerosol reduction eqt. Annual Gross Collect \$600K+ on a (3) day wk. Cash/Ins/PPO. Refers out Implant Placement, Ortho, Pedo, Diff Endo & Diff O.S. Practice does no advertising. Practice could do \$1M+ w more days, advertising & keeping specialty work in house. Doctor ready to retire, but will assist w transition. **TOTAL PRICE FOR THE BLDG & PRACT REDUCED TO \$699K. [NEW]**

## LOS ANGELES COUNTY

**ACTON - EMERGENCY SALE- DDS PASSED AWAY** - (5) op computerized G.P. Cash/Ins/PPO. No Denti-Cal and no HMO. 2019 Gross Collect. \$628K+. Seasoned staff. Locum Tenen in place to keep Practice active. Only dentist in town serving population of 7,600+. **[SOLD]**

**AGOURA HILLS** - (3) op comput G.P. located in a Prof Bldg. on a main thoroughfare with easy fwy access. Cash/PPO pt base. Annual Gross Collect \$300K+ p.t. Would make excellent starter or satellite. Seller retiring. **[PENDING]**

**ARCADIA #3** - Beautiful, newly remodeled, (4) op computerized G.P. located in a well known Prof. Bldg. on a main thoroughfare. Cash/Ins/PPO pts. Annual Gross Collect \$300K on a (3) day week.

**BELL** - Smaller, but **"MIGHTY PROFITABLE!"** (4) Op computerized G.P., located in a strip center on a main thoroughfare, with exposure/visibility/signage & parking. Digital x-rays, plumbed for nitrous, 6-10 year old equipment, new floors & recently painted. Cash/PPO/HMO/Denti-Cal pt. base. CAP Check \$3,500/mos. (36) years of Goodwill. 2019 Gross Collect. \$311K+ with an amazing Gross Net of \$173K+. Very Low Overhead (< 45%)! Seller retiring but will assist with a transition. **[SOLD]**

**CANYON COUNTRY** - (5) op G.P. (4) ops eqtd. Shopping Ctr Location on a major thoroughfare w exposure, visibility & signage. Averaging (33) new pts/mos. Dextrix, Digital x-rays & Pano, Trios Scanner, & Chartless. Newer eqt. Cash/PPO/HMO. Averaging \$452K/yr. in Collections. Selling to concentrate on main practice. **MAJOR PRICE REDUCTION!**

**CULVER CITY** - (4) op comput. G.P. located in a prof. bldg. on a main thoroughfare. (80) years of Goodwill. Cash/Ins/PPO. Ave. Annual Gross Collect. of \$330K over last (3) yrs. on a (3)-(4) day wk. (3) days of Hygiene/wk. Digital X-Rays & newer eqt. Seller does no advertising & has no website. Seller refers out Ortho, Implant Placement, Diff Endo, Diff O.S. & Perio Surgery. Growth potential with advertising, a website, keeping Specialty work in house & more chair time. Seller retiring. **[SOLD]**

**LANCASTER #5** - "Steady Eddy!" Annual Gross Collections between \$538K & \$566K for last (5) years, with an Average Annual Est. True Net Income of \$214K. (3) op comput. G.P. in a two story prof. bldg. w easy fwy. access. (4) days of Hygiene. Cash/Ins/PPO pts. (32+) years of Goodwill. Refers out all Endo, Perio, Implant Placement & Ortho, & diff. O.S. & does no advertising. Primed for growth. Seller is retiring and has "Value Priced" the practice to Sell! Will assist with a transition.

**LOS ANGELES (SILVERLAKE/ECHO PARK AREA)** - Smaller but **"VERY PROFITABLE"** (4) op computerized G.P. Located in a strip center, on a main thoroughfare, with exposure/visibility/huge signage & parking. (3) ops eqt'd, 4th has a chair and an x-ray. Cash/PPO/HMO/Denti-Cal. pts. Monthly CAP Check \$4,500. Easy 2000 s/w & Digital X-rays. (36) Years of Goodwill. 2019 Gross Collections \$377K+ with a Gross Net of \$212K+. Very low Overhead (<44%)! Seller Retiring, but will assist with a transition.

**VALENCIA** - (7) op comput Multi-Specialty Practice & 4,800 sq. ft. free standing bldg. Located on a major Blvd. with exposure/visibility/signage & parking. Annual Gross Collect. \$1M+ working p.t. Practice Collect \$2M+/yr. in past when worked f.t. Digital X-rays & CBCT. Mixed pt. base. \$7K+/mos. in CAP Checks. Sellers to concentrate on their main location. **[NEW]**

**VALENCIA - OFFICE/MEDICAL/DENTAL SPACE FOR LEASE** - Located in a free standing triplex bldg. street side, first floor, with signage & ample free parking. 1,500 sq ft \$32.00/SF/YR. **[NEW]**

**WEST SAN FERNANDO VALLEY** - (3) op comput. Prost/Implant Practice located in a prestigious medical/dental building on a main thoroughfare. High End Boutique Practice & build out. Practice does all on 4's, cosmetics, partial & full mouth reconstruction, smile makeovers, crown & bridge & dentures. Annual Gross Collections between \$1M & \$1.5M.

## ORANGE COUNTY

**LAGUNA HILLS** - (4) op computerized G.P. located in a Shopping Center with Excellent Exposure/Visibility/Signage & Parking. Fwy. convenient. Cash/Ins/PPO patient base. (25) years of Goodwill. Annual Gross Collections of (\$870K+). Newer Eqt., Eagle Soft software, Digital X-rays, CEREC, & Laser equipped. Seller is retiring but will assist with a transition. **[PENDING]**

## RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

## SAN BERNARDINO COUNTY

Room for Your San Bernardino County Practice Listing.

## SAN DIEGO COUNTY

**SABRE SPRINGS/POWAY** - Beautifully appointed (3) op comput. G.P. in a strip ctr. w exposure. (2) ops eqt'd/3rd plumbed. Digital & paperless. 2016 Gross Collect. \$232K p.t. w no advert. Referring all specialty work. (15) new pts/mos. Cash/Ins/PPO/HMO. Centrally located. Doctor retiring. **[SOLD]**

## SAN LUIS OBISPO COUNTY

**CENTRAL CA COAST** - High producing & very profitable G.P. with Seller work back. (7) op comput. G.P. located street level in a smaller professional bldg. near the downtown business district. 2017 Collections of approx. \$1.6M. Pract. does no advertising. Averages (12) days of Hygiene/wk. Cash/Ins & one PPO. 78+ yrs of Goodwill. Digital x-rays & digital Orthopantomograph. **[SOLD]**

## VENTURA COUNTY

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**Looking for dental practice to buy.** reza.ghasemi3148@gmail.com, 512-487-0646

**General Dentist** w/experience wanted for busy family owned practice. Call Dr Mitch 818-917-8254. Lancasterdentalgroup.net

**associate needed** for a busy practice in Riverside, per diem and bonus admin@jurupadentistry.com

**Bien Air Optima MX2 E** console w/ Motor, Handpieces & Steri. Cass.- Dental school sim lab only. \$1750 (858)484-9090

**Dentist. 2yrs** exp. Tarzana. Join our group implant center. toothopinion@aol.com

**General Dentist** needed for PPO office (Koreatown), once a week. Bilingual Korean preferred. Email ladds323@gmail.com

**KEEP RCT/EXT** in house! Will bring supplies & instruments. Efficient, mandarin fluent. Dentistry7217@gmail.com

**Steri-Dent Model 200** Dry Heat Sterilizer, 2 Trays, 115V. Used very little. Excellent condition. \$600 858-484-9090

**ITero element 1** in excellent working order with stand and full warranty, \$12,000. Call 310 569 9450.

**Hacienda Heights,** 1200SF 5 plumed 3 equipped, good location and lower rent, please text 626 559 6660

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**Professionalism, respectful and diligent** to my project. All County did an exceptional job. Dr. M. Yung. 714-356-1203

**Dental Treatment Coordinator** needed to join our team in Hesperia CA. 3-5 years experience bilingual CV: f.dentistry@yahoo.com

**Surgical suite** in Huntington Beach, CA. 1624 sq ft. Call 714-397-0929/Corner of Goldenwest and Heil/ single story

**\*\*\*\*\*ORTHODONTIST NEEDED\*\*\*\*\* Large multi-office Practice** in SoCal. High Compensation. dentalspecialistgroup@aol.com

**General Dentist** needed with experience in Beverly Hills Area. Send resumes to amitiss@bedfordhouseofdentistry.com

**Wanted to purchase a practice** in: Pasadena, West Covina, Covina, Glendora, Claremont, Long Beach txt to 650-200-7530

**Specialist or** General space available to rent. 1-3 days per week. San Diego County Imperial Beach Call Debi 619-750-3790

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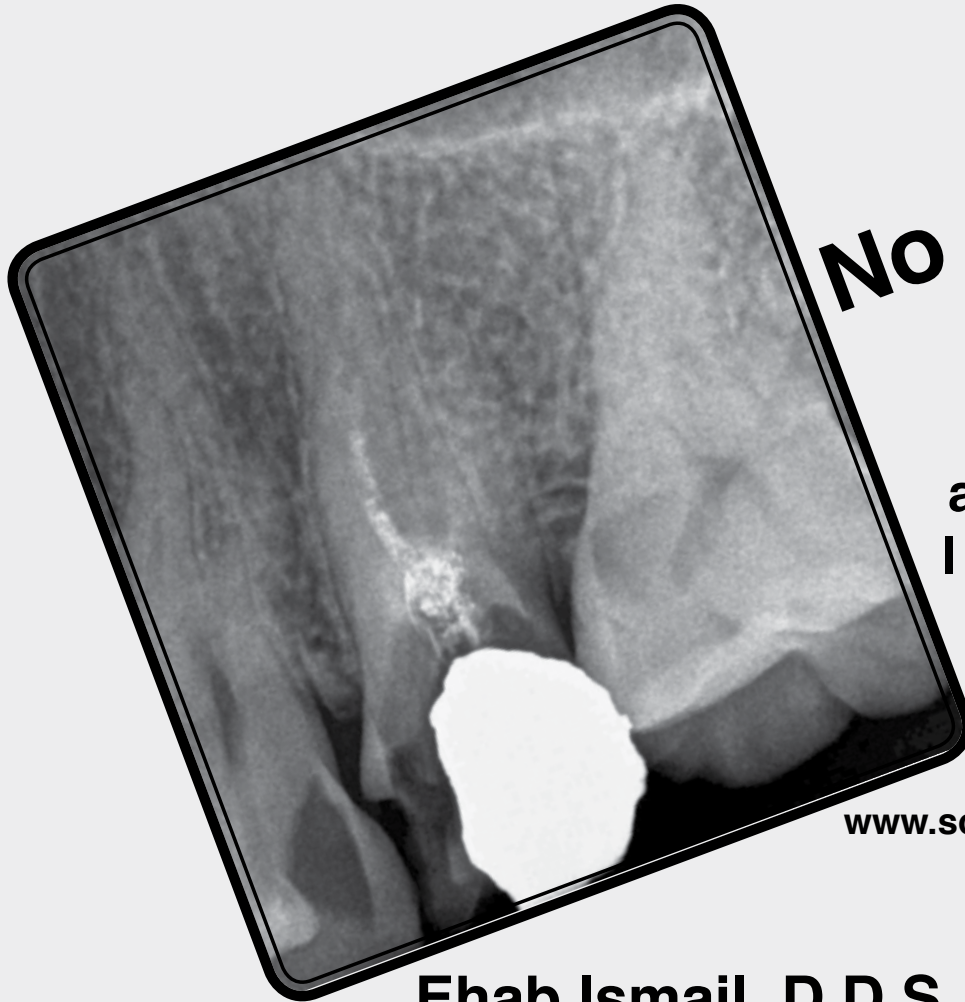
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**Dental Assistant-** Wanted DA or RDA min. 3 years of experience with chair side skills, also someone who motivated and hard working. Bilingual English / Spanish preferable. Please e-mail resume or text direct at 818-335-8080 Garey

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CALL 6613832888

**3333 San Juan Capistrano** estb 20 yrs 2 ops Store front Rent 1600  
does not accept Denti-Cal big demand full price \$125,000  
Call Tom Fitterer PPS 714 345 9659

**granada hills** 25yrs dental office 4 sale, 700 sq ft, 2 operative  
rooms, low rent, \$70k. 818-363-6776

**CENTRAL COAST GP FOR SALE** - 5 Ops, Digital, Newly Renovated,  
Strong Hyg., Specialties referred. GR \$1.1M. HSPPT-Kerri  
McCullough-949-300-0312 #CA1218

**TRAVELING PERIODONTIST-IMPLANTS** /Sinus lifts/CT grafts/  
Osseous/Ridge Aug. Will bring all instruments +  
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**PRACTICE FOR SALE / IRVINE** - GP + Specialty located in a 3 story  
bldg. Pre-covid grossed \$1.1M; Currently averaging \$120K/  
mo. California Practice Sales, Inc. Phone: 714-639-2775



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**Buyers are making use of this time to look for good practices.**

**Sellers – list your practice & get your financials ready to sell.**

" I am very thankful for Loc Pham's professional, responsive and honest assistance with the whole selling process ... We had quite a few obstacles in the process but in the end I was able to sell my practice...Loc has the ability to use knowledge, facts and data to effectively solve problems and find solutions. Patient, kind and understanding - I highly recommend Loc and his team!"

~ Goretta Li, DDS

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### Los Angeles County

#### **Cerritos – Collections ~ \$400K**

- All Cash/PPO. 25+years goodwill
- Lots of treatments for ortho prosthodontics & implants
- Professional suite close to Cerritos Mall. 3 eq.ops. + 1 plumbed
- Reasonable rent.

#### **Inglewood ~ Gross ~ \$678K**

- Excellent Location! Shopping Plz.
- Accepts all insurances, mostly PPO.
- High capitation check.
- Many in house specialists.
- 4 eq. ops. + 1 plumbed.

#### **Los Angeles - Gross ~ \$1 Million**

- General and Orthodontic Office
- ~ 95% PPO/Cash. No HMO.
- Strip mall with anchor stores.
- ~2,300 sq.ft. 7 eq. ops. + 2 plumbed
- West LA, close to LAX, Inglewood...

### Fresno County

#### **Fresno – Grossed ~ \$340K**

- Beautiful practice in Shopping Center
- Just renovated and opened in 2019.
- Accepts all insurances mostly PPO.
- 8 equipped ops., ~ 2,540 sq.ft.

### Riverside County

#### **Indio - New Listing!**

##### **▪ Starter Practice & Real Estate**

- Practice & Real Estate can be sold together or separately.
- Just built 2 years ago, beautiful office.
- Selling for a fraction of the cost of build out
- Large shopping center off freeway 10
- Starter practice. 9 ops. ~4,000 sq.ft.

### Imperial County

#### **▪ El Centro - New Listing!**

- Large general & speciality practice
- Gross ~ \$1 + Million
- ~50% Denti-Cal & 50% PPO/Cash
- Office at prime time for growth and expansion.

### Upcoming Practices

Fairfield - Gross ~ \$450K GP practice

Santa Rosa – Dental Practice & Real Estate. Gross ~ \$540K

San Rafael – Gross ~ \$576K

### Dental Practice Wanted

Dental Practices in San Diego County  
 Pediatric Dental Practices  
 Practices with Real Estates  
 High Production, PPO/Cash Practices

### Orange County

#### **Garden Grove– New Listing!**

##### **▪ Productions ~ \$340K**

- Opens 4 days/wk
- Mostly Cash/PPO
- Strip mall off Freeway 22 & 405
- 3 fully equipped operatories

#### **Garden Grove– Grossed ~ \$345K**

- Currently opens 4.5 days/wk
- Shopping center. 2 ops.
- Accepts Denti-Cal, PPO & Others
- One Doctor. High Profit Margin

#### **Hawalian Garden**

- Starter Practice w/ Bonus Patients
- Newly renovated office.
- Shopping center. 2 ops.
- ~10 year of goodwill.

#### **Irvine – Exclusively Ortho/Pedo**

- Gross ~ \$200K
- Large Shopping Center. 8 Ops.
- Accepts most insurances.

#### **Mission Viejo – Featured Practice**

##### **▪ Established Practice & Real Estate**

- Grossed ~ \$830K. All PPO/Cash
- 30+ years of goodwill
- Implants, Cerec & Invisalign
- Refers out complex ortho & O.S.
- Prominent professional suite.
- 3 eq. ops. +2 plumbed, ~2,170 sq.ft.

#### **Norwalk – Strip Mall**

- Starter Practice with Bonus Patients
- 2020 Collects ~ \$100K on 2 days/wk
- Mostly FFS/PPO.
- Strip mall. 3 Ops.

### San Bernardino County, CA

#### **Rialto – Gross ~ \$400K**

- Seller retires. Associate run office
- ~60% Denti-Cal; ~35% FFS/PPO
- Refers out ortho, implants & O.S.
- Shopping plaza. Affordable Rent
- ~1,000 sq.ft. 3 equipped ops.

#### **San Bernardino – New Listing!**

- Single story building w/parking
- Family Practice. ~1,100 sq.ft.
- 3 equipped ops. + 1 plumbed.
- Located at a unique location for Denti-Cal refers.

### Recently Sold Practices

Oxnard – Family Practice  
 Long Beach –Speciality & General  
 San Diego – Starter Practice  
 Moreno Valley- Established Practice  
 And etc...

### Northern California

#### **Daly City - Gross ~\$365K.**

- Doctor retires. 25+ yrs goodwill
- PPO/ Cash, ~1,200 sq.ft, 3 Eq. Ops.
- Commercial Area.

#### **Fremont – New Listing!**

- Gross ~ \$450K
- Large shopping ct. on Fremont Blvd.
- 4 equipped ops. + 2 plumbed.

#### **Fremont – Collections ~\$500K**

- ~95% PPO, 5% CASH
- Opens 4 days/wk. 5 Eq. Ops.
- Seller willing to negotiate price

#### **Pacifica – Gross ~\$318K**

- All PPO/CASH. Shopping Plaza
- Family oriented. High-quality dentistry.
- ~1,200 sq.ft., 2 ops + 2 plumbed

#### **Sacramento – Featured Practice!**

##### **▪ Practice & Real Estate for Sale**

- Gross ~ \$1.2- 1.4 Million
- Large shopping center
- General dentistry w/implants
- 6 equipped ops + 6 plumbed

#### **San Francisco – Featured Practice!**

- Gross ~ \$1.5 – 1.7 Million
- Mostly GP work.
- High profit margin
- In house specialists 1-2 days/wk
- Residential/Commercial Area
- 3 Ops. Very Reasonable Rent

#### **San Leandro – New Listing!**

- Family Practice. Professional suite
- Gross ~ \$140K on 3 days/wk
- All PPO/FFS. 3 eq. ops. + 1

#### **San Jose – New Listing!**

- Grossed ~ \$540K
- Single standing bldg across from shopping center. East San Jose
- ~70% FFS, 15% Cash. No DentiCal

#### **Stockton –Practice & Real Estate**

- Grossed ~ \$909K. Doctor Retires
- ~60% DentiCal, 30% PPO
- Single standing bldg. w/parking lot

#### **Sunnyvale – Grossed ~ \$450K**

- Opened 2019.
- Shopping center. 8 eq. ops.
- ~50% PPO/FFS; ~50% Cap./HMO

#### **Vallejo – Gross ~ \$400K**

- ~10% Cash & 90% PPO
- ~1,250 sq.ft., 3 equipped ops.
- Low Rent. Front street location

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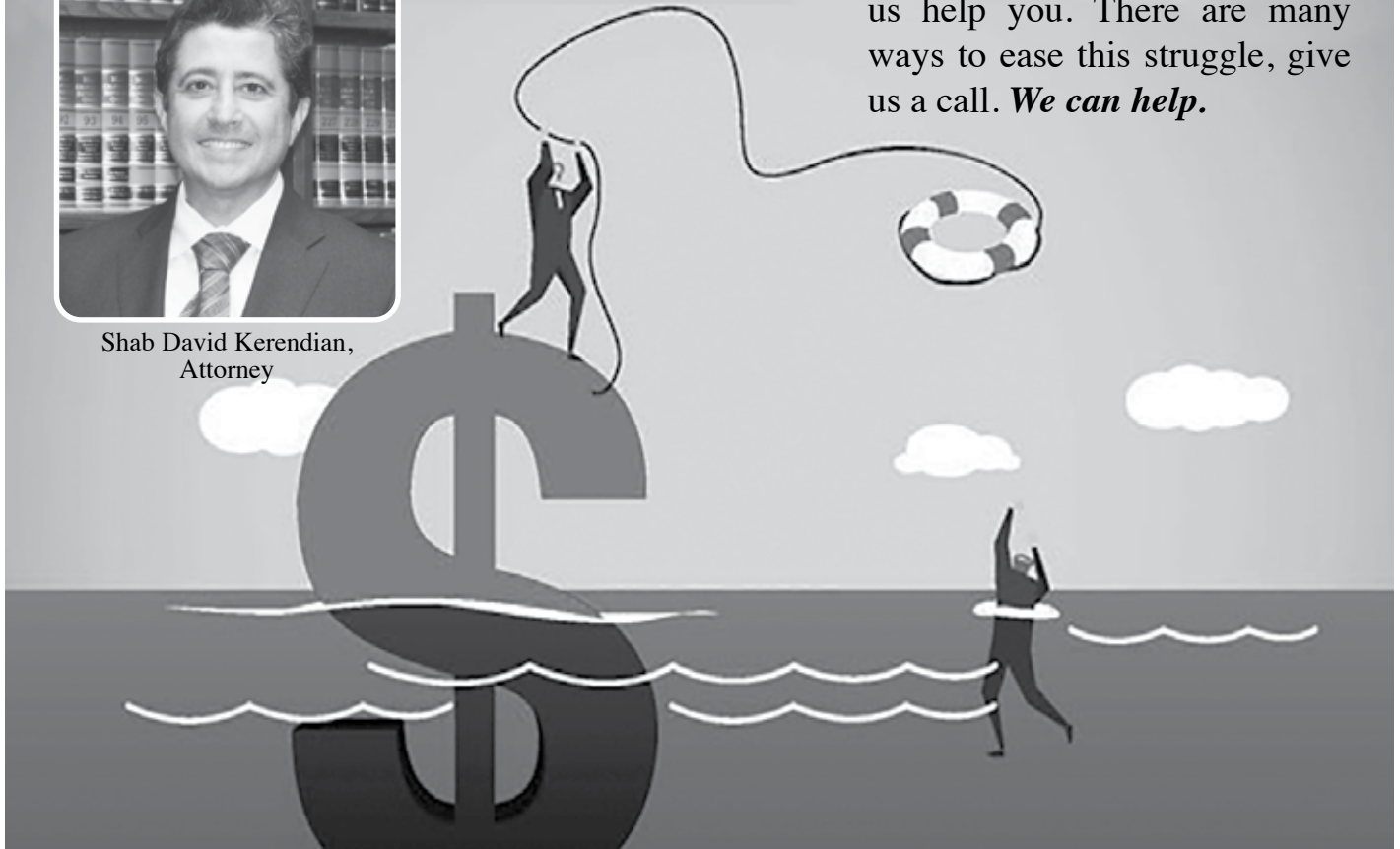
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**UPLAND GENERAL PRACTICE FOR SALE:** Pre-COVID collections were consistently at \$300,000 per year with a net income of \$100,000 per year. Last year, collections were \$243,000. 54% of the production is from hygiene, exams and x-rays. The seller refers all endo, all oral surgery, all perio surgery and all ortho. Seller works four days per week and has four days of hygiene per week. The practice does no advertising. No HMO and no Denti-Cal. The office is in a retail shopping center and has 4 equipped operatories. Asking \$100,000. - PENDING

**TUSTIN GENERAL PRACTICE FOR SALE:** Well established practice consistently collects \$572,000-597,000 over the past four years with an average net income of \$245,000+/year. Currently producing at above pre-COVID rate. Seller works 4 days per week with 4 days of hygiene per week. Over 37% of the practice production is from hygiene, exams and x-rays suggesting a solid recall program and conservative practice. Seller refers all endo, all oral surgery, all perio surgery and all ortho. No advertising, no evenings and no weekends. Lots of upside for a buyer that does some specialty work and some marketing. Three equipped operatories with SoftDent software. Asking \$520,000. – SOLD AT FULL PRICE

**HIGH DESERT-VICTORVILLE-HESPERIA GENERAL PRACTICE FOR SALE:** Growing practice with great reviews. Seller works forty hours a week and has ten full days of hygiene per week. Practice collected \$950,000 in 2019 and \$979,000 in 2020 despite COVID! Net income was \$428,000. Seller refers perio, endo, third molar extractions and ortho. 55+% of the practice production is from hygiene, exams and x-rays. Very stable and deep patient base. The office has four equipped operatories with digital x-rays, digital panoramic and Dentrrix software in a free-standing building. The building is available for \$450,000. Asking \$400,000 for the practice.

**WESTLAKE VILLAGE GENERAL PRACTICE FOR SALE:** Low overhead, high net profit practice! This office has collected over \$830,000 a year for each of the last four years and has had a net income of over \$475,000 every year. Currently producing at pre-COVID rate. Seller works four days per week and has three days of hygiene per week. The practice averages 10-15 new patients per month with no Denti-Cal and no capitation. Well-equipped five operator office has CBCT, laser, digital x-rays and fully computerized. Located in a popular professional building with an exceptionally good lease. Asking \$625,000. – PENDING AT FULL PRICE

**LOS ANGELES/LARCHMONT AREA GENERAL PRACTICE FOR SALE:** Growing practice has steadily increased collections over the past several years. Collected \$517,000 in 2019 with a net income of \$207,000. Seller works three days per week and has three plus days of hygiene per week. 34% of the production is from hygiene, exams and x-rays. Four equipped operatories plus one additional that is plumbed but not equipped. The office is computerized with Dentrrix software, digital x-rays, panoramic x-ray and dental laser. Asking \$325,000.-PENDING

**WEST LOS ANGELES PERIODONTAL PRACTICE FOR SALE:** Located in a highly desirable area of West Los Angeles in an office with incredible views to downtown from one side and Catalina on the other and with relatively low rent on top of it all. Practice consistently collects over \$1 million per year roughly equal production from implants and perio surgery. Seller works four days per week and there are four days of hygiene per week. Four equipped operatories. Seller is retiring. Asking \$450,000.-PENDING

**SHERMAN OAKS FEE FOR SERVICE GENERAL PRACTICE FOR SALE:** Established for 39 years in the same location, this practice collects \$700,000 per year on four days per week with four days of hygiene per week. Hygiene accounts for 52% of the total practice production. Seller refers all endo, all perio, all oral surgery and all ortho. Seller is not in-network for any insurance plans. Four equipped operatories with digital x-rays and Softdent software. Asking \$450,000-SOLD AT FULL PRICE

**ENCINO GENERAL PRACTICE FOR SALE:** An outstanding 48 years of goodwill with the same dentist in the same location! The practice collects \$370,000 per year on three days per week with two days of hygiene per week. Seller refers all endo, all perio, all oral surgery and all ortho. No advertising, no capitation, and no Denti-Cal. The office is spacious with four equipped operatories, Dentrrix software and digital x-rays. There is one year remaining on the current lease. This is an ideal practice to merge with a nearby practice and either move both practices to this location or abandon this location when the lease is up and move to the buyer's existing office. Asking \$100,000.-SOLD

**BRENTWOOD FEE FOR SERVICE PRACTICE FOR SALE:** Long established, fee for service practice collects over \$900,000 per year on four days per week with four days of hygiene per week. Seller refers all endo, all perio, all oral surgery, and all ortho. Four equipped operatories. – SOLD AT FULL PRICE



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- **IN ESCROW! Ventura | \$450,000 | 4 ops** | In busy shopping center. Low overhead! Call Ken at (805) 338-5850.
- **SOLD! Santa Barbara | \$705,000 | 5 ops** | Upscale office near downtown. Call Darren at (805) 878-0633.
- **NEW! Santa Barbara County | \$428,000 | 4 ops** | 30-year practice with glowing reviews! Call Darren!
- **IN ESCROW! Santa Barbara County | \$495,000 | 4 ops** | 100% Fee for Service, Fully Remodeled. Call Darren!
- **Santa Barbara | \$520,000 | 2 ops** | Successful 5-star practice downtown. Call Darren at (805) 878-0633.
- **Santa Barbara | \$119,000 | 3 ops** | 44 year established with room to grow. Call Darren at (805) 878-0633.
- **Lompoc | \$270,000 | 3 ops** | Established in attractive retail center. Call Darren at (805) 878-0633.
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- **Santa Maria | \$1,135,000 | 4 ops** | Great GP (collected \$1.4M) with RE in growing area. Call Darren!
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**Tim Miller**  
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- **Central Coast | \$399,000 | 3 ops** | Highly profitable, state of the art, near beach! Call Darren!
- **Central Coast Wine Country | \$449,000 | 5 ops** | Beautiful, successful practice in a great location. Call Darren!
- **Monterey Peninsula | \$640,000 | 7 ops** | Building for sale with tenant income! Call Darren!
- **IN ESCROW! Carmel | \$419,000 | 4 ops** | Live and work in beautiful, sea-side Carmel! Call José at (925) 382-9525.
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7 Op/2,200 sq. ft.  
 34 Year history  
 PPO/HMO Practice  
 2020 Coll. \$712K (9.5 mo.)  
 2021 Jan & Feb \$170K Coll.

Asking Price Reduced to  
**\$575K**

### Sacramento County #1143 Outstanding General Dental Practice

1,200 Sq. Ft. Space with 4  
 fully plumbed ops

2019 Collections \$956k

Asking \$725,000

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Beautiful and Turnkey  
 FFF/PPO/GP

1,535 Sq. Ft. - 4 ops  
 3 Yr. Avg. Coll. \$1.18M  
 2019 Coll. \$1.2  
 2020 Coll. \$1.2M (10 mo.)

Call to be placed on Waiting List!  
 Asking TBA

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 3,600 Sq. ft. suite  
 7 operatories  
 Seller Retiring  
 2018 & 2019 Net Profit in  
 Excess of \$800K Per Year

Asking \$2,000,000

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Successful FFS/PPO/GP  
 Seller owned bldg w/  
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 5 ops  
 Seller retiring after 40 yrs.

Asking \$820,000

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**GLENDALE** – This General practice established in 2013. It's located in a 3 story medical professional building. Seller is currently working 5 days/wk and sees approximately 35-40 new patients/mo. 100% Patient Referral. PPO/CASH/Denti-Cal. The practice consists of 3 equipped operatories and 1 plumbed not equipped. **New installed PAPAYA Panoramic unit.** It's computerized with Eaglesoft software. **Pre-Covid grossed \$521K in 2019. Buyer's net of \$153K.** Currently averaging approx. \$60K/mo. Located on Major Street with heavy traffic flow. Next to residential area and across from a hospital. Please contact your CPS Broker for more information. **Property ID #5305.**

**HUNTINGTON PARK** – This General Practice established in 1986 and it's located two story building with front parking. Seller is the landlord. On a busy heavy traffic flow street with excellent signage and visibility. Currently the seller is working 5 days/wk with GP Associate 5 days/wk, Endo 1x/wk and O.S. 1x/mo. Sees an average of 40 new patients/mo. PPO and Cash Only. 100% Patient Referral. Practice consists of 4 equipped operatories with iDentalSoft software and Digital X-ray. **Pre-Covid grossed \$1,099,756 in 2019. Buyer's net of \$348K. Currently averaging approximately \$111K/mo.** Please contact your CPS Broker for more details. **Property ID #5346.**

**WESTMINSTER** – Established in 1992, this general practice is located in a busy plaza and anchor grocery store and restaurants in the heart of Little Saigon district. Has ample parking. Lots of foot traffic. The office consist of 3 equipped operatories in a 960 sq. ft. suite. Has low rent for the area. The retiring seller is currently working 3.5 days/wk and sees approximately 10-15 new patients/mo. PPO/Cash/Denti-cal. **Pre-Covid grossed \$876K in 2019. Currently averaging approximately \$45K in monthly revenue.** Please contact your CPS Broker for more information. **Property ID #5358.**

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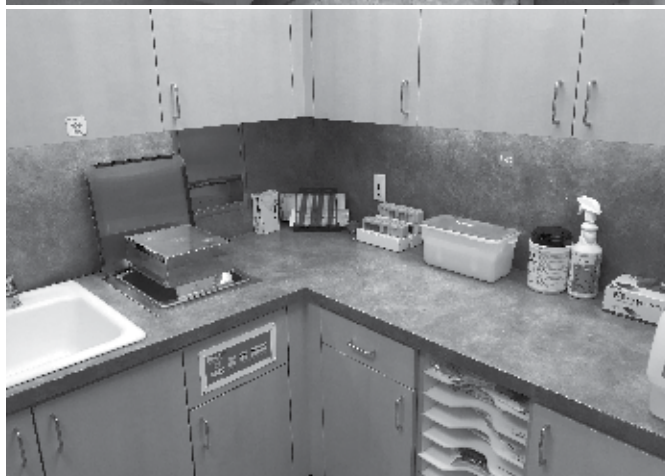
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- Buyer's net of \$201K
- Currently averaging approximately \$61K per month
- 41 years of goodwill
- Located in one story building
- Office Consists of 4 equipped operatories

- In a 1,650 sq. ft. suite
- Sees approximately 8-9 patients/day
- PPO & Cash only
- 100% Patient Referral
- Great staff

Please contact your CPS Broker for more information. **Property ID #5349.**

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Alice C. King, V.P.  
Lic #00602189

# CALIFORNIA

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### KERN, VENTURA & SANTA BARBARA COUNTY LISTINGS

**SANTA MARIA** – Well established general practice in a medical condo building. Seller owns the condo suite. The practice consists of 4 Midmark chairs with massage and heating functions in a 1,500 sq. ft. suite. It's computerized with Open Dental and digital x-ray. The seller is currently working 3 days/wk with 2 days/wk of hygiene. Sees approximately 14 new patients/mo. Fee for service practice. **Pre-Covid grossed \$764K in 2019. Currently averaging approximately \$67K/mo.** Great opportunity. Established in 1979. Please contact your CPS Broker for more details. **Property ID #5357.**

**THOUSAND OAKS** – General Practice with 40 years of goodwill located in one story building. The practice consists of 4 equipped Ops in a 1,650 sq. ft. suite. **Pre-Covid grossed \$723K in 2019. Buyer's net of \$201K.** PPO & Cash only. **Averaging approximately \$60K per month.** Please contact your CPS Broker for more information. **Property ID #5349.**

### LOS ANGELES COUNTY LISTINGS

**BEVERLY HILLS** – *Leasehold Improvements and Equipment Only!* Located in a Class A multi-story professional building with above ground, below ground and valet parking. Beautiful office with 3 equipped operatories with great views to the city. On a major street of Beverly Hills. Next to residential and retail area. Fair rent for the location. Great opportunity. Seller is relocating. Please contact your CPS Broker for more information. **Property #5345.**

**CERRITOS** – Well established general practice with 40 years of goodwill located on the second floor of a busy shopping plaza with plenty of ample parking. Excellent visibility. This practice consists of 7 equipped operatories in an approximate 2,000 sq. ft. suite. Seller is currently working 4 days/wk with 9 days/wk of hygiene. **Grossed approx. \$1.2M in 2019. Buyer's net of \$253K.** **Currently averaging approximately \$116K/mo.** 100% Patient Referral. Computerized with Eaglesoft software. Seller will stay 2 days/wk. Great opportunity. Please contact your CPS Broker for more information. **Property ID #5295.**

**CUDAHY** – General practice with 30 years of goodwill is located in a single story busy shopping center. The practice consists of 4 equipped operatories in an approximate 1,200 sq. ft. office. The office is open 5.5 days/wk and sees approximately 30 new patients per month. PPO/Cash/HMO/Denti-cal. 100% Patient Referral. **Pre-Covid grossed \$429K in 2019. Buyer's net \$118K.** **Currently averaging approximately \$30K/mo.** Please contact your CPS Broker for more information. **Property ID #5328.**

**CULVER CITY** – With 40 years of goodwill, this general practice is located multi story medical professional building. The office consists of 5 equipped operatories with incredible views to the city. **Pre-Covid grossed \$958K in 2019. Currently averaging approximately \$80K/mo.** Family owned practice. Please contact you CPS Broker for more details. **Property ID #5350.**

**GLENDALE** – This General practice established in 2013. It's located in a 3 story medical professional building. Seller is currently working 5 days/wk and sees approximately 35-40 new patients/mo. 100% Patient Referral. PPO/CASH/Denti-Cal. The practice consists of 3 equipped operatories and 1 plumbed not equipped. **New installed PAPAYA Panoramic unit.** It's computerized with Eaglesoft software. **Pre-Covid grossed \$521K in 2019. Buyer's net of \$153K. Currently averaging approx. \$60K/mo.** Located on Major Street with heavy traffic flow. Next to residential area and across from a hospital. Please contact your CPS Broker for more information. **Property ID #5305.**

**GRANDA HILLS (GP)** – With almost 50 years of goodwill to offer, the practice has been at this location since 1970. The practice has seen three generations of patients! The Seller has finally decided to retire after many years of success to focus on his other business ventures. The office consists of 3 equipped operatories in an approximate 1,200 sq. ft. suite. Granada Hills is a highly diverse and high-income neighborhood. Grossed approximately per the **Pre-Covid Tax Returns** are \$328K for 2018, **\$392K for 2019 with a Buyer's Net of \$155,773 AFTER** the debt service of your acquisition loan and all office expenses. **The practice is exceptionally profitable because of the very low overhead of only ~52%. Isn't it time you bought your employment instead of being an associate?** The landlord is offering a very competitive lease for the area to further assist in the Buyer's success. Please contact your CPS Broker for more details. **Property ID #5276.**

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## and Appraising of Dental Practices



Juana Dominguez  
Executive Administrator

**HUNTINGTON PARK** – This General Practice established in 1986 and it's located two story building with front parking. Seller is the landlord. On a busy heavy traffic flow street with excellent signage and visibility. Currently the seller is working 5 days/wk with GP Associate 5 days/wk, Endo 1x/wk and O.S. 1x/mo. Sees an average of 40 new patients/mo. PPO and Cash Only. 100% Patient Referral. Practice consists of 4 equipped operatories with iDentalSoft software and Digital X-ray. **Pre-Covid grossed \$1,099,756 in 2019. Buyer's net of \$348K. Currently averaging approximately \$111K/mo.** Please contact your CPS Broker for more details. **Property ID #5346.**

**LAWNDALE (GP + Real Estate)** – Long established General practice with 8 equipped operatories located in a single free-standing building. **A second free-standing building on the same APN is revenue-generating with a long-term tenant. The entire parcel is available for purchase, or you can remain a renter.** 100% Patient Referral. Seller works 1.5 days/wk with Associate 2 days/wk and 4 days/wk of hygiene. See approximately 16-20 new patients/mo. Cash/PPO/Some Denti-cal. **Pre-Covid grossed \$766K in 2019, and in 2021 has recovered Post-COVID 99.34%. The practice is currently averaging approximately \$63K/mo.** Please contact your CPS Broker for more details. **Property ID #5347.**

**LONG BEACH** – General practice with approximately 60 years of Goodwill. This practice is located a two story medical dental plaza conveniently located right off the 405 freeway. Corner location with heavy traffic flow. Has reasonable rent for the area. The seller is currently working 4 days/wk with 4 days/wk of hygiene. Seeing approximately 16-20 new patients/mo. Cash/PPO/Capitation/Some Denti-cal. Practice consists of 3 equipped operatories in an approximately 932 sq. ft. suite. Computerized with Practice Web software. **Pre-Covid grossed \$373K in 2019.** The Seller is retiring. Great opportunity. Please contact your CPS Broker for more details. **Property ID #5303.**

**LONG BEACH** – This general practice is located in a one story strip shopping center with excellent signage. Great street visibility. Established in 1992. **Pre-Covid grossed approximately \$539K in 2019. Buyer's net of \$175K. Currently averaging approx. \$30/mo.** The practice consists of 3 equipped operatories and 1 plumbed not equipped in a 1,798 sq. ft. suite. PPO / Cash / Medi-cal. Great practice. Please contact your CPS Broker for more details. **Property ID #5323.**

**RESEDA – Price Reduced!!** Established in 2005, this General Practice is located a single story building with front and rear parking. The Seller sees approximately 15-20 patients per day and approximately 30-35 new patients/mo. PPO/Cash/Denti-cal. Does some minimal advertising. The practice consists of 5 equipped operatories in an approximate 2,000 sq. ft. office. Has long term lease and reasonable rent. **Pre-Covid grossed \$1.3M in 2019. Buyer's net of \$446K. Currently averaging approximately \$91K/mo.** Low overhead. Great corner location on a busy boulevard. Seller will be focusing on 2<sup>nd</sup> office. Please contact your CPS Broker for more details. **Property ID #5317.**

**SOUTH BAY** – Established in 2011, this General Practice is located in a busy retail shopping center next to a Starbucks with heavy traffic flow. It's on a busy intersection. Has a great signage. The practice consists of 3 equipped operatories in a 1,500 sq. ft. suite. It's computerized with Open Dental software and digital X-ray. The seller is currently working 3.5 days/week and sees approximately 12 new patients per month. PPO, Some Union & Cash. **Grossed \$702,979 in 2019 and currently is averaging approximately \$53,960 monthly.** Great opportunity. Please contact your CPS Broker for more information. **Property ID #5355.**

**VALENCIA** – Successful, established and profitable customized general practice located in desirable Valencia, CA. Impressive office features 5 equipped operatories with Eaglesoft software in a generous 2,100 sq. ft. office with views of the golf course. Located in a large modern medical building on a high traffic area. Seller is currently working 4 days/wk with 4 days/wk of hygiene. Sees an average of 8 patients/day. Delta Premier and Cash Only. The prospect for growth is exceptional with four major residential developments under construction. **Pre-Covid grossed \$823K in 2019. Buyer's net of \$267K. Currently averaging approximately \$80K/mo.** Beautiful office with 36 years of goodwill. Please contact your CPS Broker for more details. **Property # 5337.**

**WILMINGTON** – General Practice with 27 years of goodwill. Located in a free-standing building with 2 tenants. Reasonable rent for the area. Seller currently works 4 days/wk with 1 day/month of Ortho. Sees approximately 10 new patients/mo. Cash/PPO/Denti-cal. 100% patient referral. Equipped with 4 operatories and 2 plumbed not equipped in a approximately 1,300 sq. ft. suite. **Pre-Covid grossed \$300K in 2019. Buyer's Net of \$101K.** Please contact your CPS Broker for more information. **Property ID #5334.**

**WHITTIER – Price Reduced!!** This General Practice established in 2010 and is located in busy shopping center on a busy street. **Pre-Covid grossed \$2.3M in 2019. Buyer' net of \$325K.** This practice consists of 7 equipped operatories with Dentrux software. PPO and Cash only! The practice is open 5 days/wk and sees approximately 120 new patients/mo. Associate run. Great practice. Excellent staff. Please contact your CPS Broker for more information. **Property ID #5315.**



Fred Vuittonet, V.P.  
Lic #01363583

# CALIFORNIA

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**WOODLAND HILLS – Pedo practice** with 31 years of goodwill. This office is located in one story corner building with great street visibility. Has excellent signage. Next to residential area and retail stores. The practice consists of 3 equipped operatories in an approximate 871 sq. ft. suite. Seller is currently working 4 days/wk and sees approximately 12-15 patients/days and 25 new patients/mo. Denti-cal/Cash/PPO. **Pre-Covid grossed \$513K in 2019. Buyer's net of \$243K. Currently averaging approximately \$30K/mo.** Great opportunity. Please contact your CPS Broker for more information. **Property ID 5341.**

### ORANGE COUNTY LISTINGS

**CORONA DEL MAR – Well established General Practice** located in a single story building just walking distance to the ocean. This beautiful office consists of 3 equipped operatories in an approximate 1,100 sq. ft. suite. It's computerized with Dentrux software and has digital X-ray. Retiring seller is currently working 4 days per week, O.S. 2x per month and 4 days of hygiene per week. Sees approximately an average of 20-24 new patients per month. PPO/Cash/Some Capitation. Does minimal advertising. **Pre-Covid grossed \$815K in 2019. Buyer's net of \$140K. Currently averaging approximately \$75K/mo.** Reasonable rent for the area. Has excellent staff. Great location. Next to residential area and retail shops. Please contact your CPS Broker for more details. **Property ID #5285.**

**IRVINE – General Practice + Specialty** established in 2011 located 3 story building. Seller is currently working 2 days/wk with GP 5 days/wk, Hygienist 2 days/wk and Specialists 1x/mo. The office sees approximately 55 new patients/mo. This practice consists of 4 equipped operatories with Digital X-ray and Dentrux software. **Pre-Covid grossed \$1.1M in 2019. Averaging approximately \$143K/mo. Buyer's net of \$574K.** Please contact your CPS Broker for more information. **Property ID #5352.**

**LAGUNA NIGUEL (GP) – This is a rare opportunity** because we do not have many practices come available in the city of Laguna Niguel, which is committed to providing a vibrant quality of life for all residents, businesses, and visitors in a safe, beautiful, and involved community. Located conveniently off the 5 freeway, in a strip mall with a corner location, you can also find yourself less than 3 miles from the beach in this affluent community. With over 10 years of goodwill to offer; there have been many upgrades to this office to grow it far beyond its current potential. This has been a second satellite office for the Seller that has not been fully developed; the other office is over 17 miles away. The Seller only spends two days a week in this office and has chosen to focus on family at this time. A great opportunity to buy your employment and have a profitable two day a week practice. Or invest more time to realize the full potential of this rare opportunity. Please contact your CPS Broker for more details. **Property ID #5301.**

**SANTA ANA – Established in 2003 this multi-specialty office** is located in a 2 story professional building. The practice consists of 5 equipped operatories with Open Dental software. **Pre-Covid grossed \$1.4M in 2019. Net of \$454K. Currently averaging approximately \$93k/mo.** Please contact your CPS Broker for more information. **Property ID #5351.**

**TUSTIN – Beautiful General Practice** located in a 2 story medical and dental building between the 5 and 55 freeway. This practice offers 15 years of goodwill. The office consists of 4 equipped operatories with 3D Pan-Ceph and Dentio software. Retiring Seller is currently working 3 days/wk with 2 days/wk of hygiene. Sees approximately 18-20 patients/day. PPO/Cash/HMO/Minor Denti-cal. 100% patient referral. **Pre-Covid grossed \$582K in 2019.** Remodeled in late 2018. Great practice. Please contact your CPS Broker for more information. **Property ID #5354.**

**WESTMINSTER – Established in 1992, this general practice** is located in a busy plaza and anchor grocery store and restaurants in the heart of Little Saigon district. Has ample parking. Lots of foot traffic. The office consist of 3 equipped operatories in a 960 sq. ft. suite. Has low rent for the area. The retiring seller is currently working 3.5 days/wk and sees approximately 10-15 new patients/mo. PPO/Cash/Denti-cal. **Pre-Covid grossed \$876K in 2019. Currently averaging approximately \$45K in monthly revenue.** Please contact your CPS Broker for more information. **Property ID #5358.**

### RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

**APPLE VALLEY (Turn-Key) – Established in 1989, this GP** is located in a single story building. **Seller is open to selling the condo suite.** Currently working 3 days /wk and sees approximately 8-16 patients/day. PPO and Cash only. The office consists of 3 equipped operatories. 100% patient referral. **Pre-Covid grossed \$317K in 2019 and approximately \$283K in 2020. Property ID 5342.**

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Dan Parnell, V.P.  
Lic #00901038

**DESERT HOT SPRINGS (GP + REAL ESTATE)** – Located in a free standing building with private parking lot and frontage. excellent street visibility. This practice consists of 4 equipped operatories and 1 plumbed not equipped. Computerized with Open Dental software and digital X-ray. Does minimal advertising. Established in 1986 and 23 years at this location. **Pre-Covid grossed \$678K in 2019. Buyer's net of \$260K. Currently averaging \$58K/mo.** Great practice opportunity to own the practice and building. Please contact your CPS Broker for more information. **Property ID #5340.**

**UPLAND** – This General Practice has over 13 years of goodwill to offer and it's located in an 11 unit shopping plaza. The office consists of 3 equipped operatories with Open Dental software and digital X-ray. In an approximate 1,950 sq. ft. suite. Seller is currently working 4 days/wk and sees approximately 25-30 new patients monthly. Does minimal advertising. **Pre-Covid grossed \$978K in 2019. Buyer's net of \$280K.** Please contact your CPS Broker for more details. **Property ID #5343.**

### SAN DIEGO LISTINGS

**ALPINE** – General practice with 17 years of goodwill located in a medical dental building. Has reasonable rent for the area. The office is equipped 5 operatories in an approximately 1,800 sq. ft. suite. Computerized with Dentrix software and Digital X-ray. Seller is currently working 2 days per week and 2 days/wk of hygiene. Sees an average of 20-25 new patients per month. **Pre-Covid grossed \$405K in 2019.** Seller will concentrate on other business. Please contact your CPS Broker for more details. **Property ID #5336.**

**SAN DIEGO** – This luxurious GP/Specialty office is located in downtown San Diego on the first floor of a Retail/Restaurant loft with Professional Suites with heavy foot traffic. Has private parking on the building and lease includes 4 spaces. State-of-the-art practice consists 4 equipped operatories and 1 plumbed not equipped with 3DPanorex and in-house lab to keep overhead cost down. The office sees approximately 50-70 new patients per month. PPO & Cash only. Offers 17 years of goodwill. Patient referral and minimal advertising. **Pre-Covid grossed \$2.2M in 2019. Buyer's net of \$640K.** Excellent practice. Please contact your CPS Broker for more information. **Property ID #5332.**

**SAN DIEGO** – Fee for service General practice with 4 equipped operatories is located in a corner single story indoor/outdoor shopping mall with apartments above. Retiring seller is currently working 3 days per week and sees approximately 10-12 patients per day. **Pre-Covid grossed \$887K in 2019. Net of \$262K. Currently averaging approximately \$63K/mo.** Please contact your CPS Broker for more information. **Property ID #5348.**

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**John W. Knipf:** [jknipf@calpracticesales.com](mailto:jknipf@calpracticesales.com)

**Robert A. Palumbo:** [rpalumbo@calpracticesales.com](mailto:rpalumbo@calpracticesales.com)

#### BUYER'S:

DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

**Alice King:** [aking@calpracticesales.com](mailto:aking@calpracticesales.com)

**Dan Parnell:** [dparnell@calpracticesales.com](mailto:dparnell@calpracticesales.com)

**Fred Vuittonet:** [fvuittonet@calpracticesales.com](mailto:fvuittonet@calpracticesales.com)

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**INDIO - NEW LISTING** - Well-established 4 Op office, in a 1,250 sq. ft. suite located in a single-story medical/retail center with free onsite parking and street signage. Practice utilizes digital x-rays, CEREC with milling unit and porcelain oven. GR of \$746K in 2019 and \$535K in 2020. Practice has 27+ years of goodwill, averages 7 days of hygiene per week, and Doctor is booked 3 to 4 weeks in advance. Great opportunity, strong dental/medical market. #CA2619- Steve Caudill - 951-314-5542

**LONG BEACH** - Real estate ownership an option. Grandchildren of original patients come to this upper-middle-class residential practice est. early 1950s. Existing: 4 Ops plumbed, 3 ops equipped. Easy expansion to next door-3 plumbed, 2 equipped. PLUS: Most specialties referred out. Better hurry! 2019 GR \$696K. Super-strong post-COVID production. #CA671- Kerri McCullough - 949-300-0312.

**LOS ANGELES - NEW LISTING** - Cash and PPO office in a great downtown LA location. 3 Ops with low rent! The practice is all digital and includes scanner and lasers. 2020 GR of \$299K on 2 days a week. Highly desirable location. #CA2493- Dr. Rishi Salwan - 909-239-2800

**LOS ANGELES** - 100% Associate-run office! Gross Receipts for 2020 were \$1.4M+. 6 Ops, Digital, Pano, spacious parking lot, with room for growth and potential. The practice has an excellent reputation in the area for high quality, personal care and has excellent cash flow, ready for a working dentist to take over! Call today! #CA1681- Dr. Rishi Salwan - 909-239-2800

**ORANGE COUNTY** - Beautiful office located at a major intersection in a strip center. 2019 GR \$329K. Low Overhead, great take-home Net. 5 Ops, 3 equipped, Seller is only working on average 25 hours a week. Great potential, low asking price \$175K. A must-see. #CA1728- Dr. Rishi Salwan - 909-239-2800

**ORANGE COUNTY - PRICE REDUCED** - 4 Ops+2 add'l spaces plumbed to expand, digital, retiring seller. Excellent reputation in affluent area for high quality, personal care. Modern, welcoming office with strong hygiene program and room to grow with specialties. 2019 GR \$642K. #CA1676- Kerri McCullough - 949-300-0312

**OXNARD** - 7 Ops, very nice office, office building, 2nd floor. Bought practice in 9/98, paperless practice with 15 work stations, digital, 11 days hygiene per week, 2019 GR of \$1.55M. #CA1829- Steve Caudill - 951-314-5542

**OXNARD** - Very nice practice located in professional building in a great area with 4 Ops and Digital x-rays, opened 35+ years ago. Seller has owned it for 3 years and has a primary office in LA and wants to sell. 2019 GR of \$662K. #CA1164- Steve Caudill - 951-314-5542

**PALM DESERT** - Our seller is ready to retire and has been established in the same building for over 27 years. This is a high-end patient base with continued growth, taking care of the local year-round population and the Snow Birds who live here 6 months per year. The 4 Op practice is located upstairs with beautiful views from almost every room for the patients to enjoy. Our seller refers most of the specialty work, great opportunity for the next owner to grow the practice. 2019 GR \$809K working only 16 days per month with low overhead. #CA691- Kerri McCullough - 949-300-0312

**PALM SPRINGS AREA MULTI-SPECIALTY - PRICE REDUCED!** 5 Ops, private office, lecture room, and lab, in a 2,500 sq. ft. suite. Practice has over 28 years goodwill and consistent collections over \$1M/year. Dentrax, Digital x-ray, Implants, Ceph, CT Scan, and Gemini Dual Wave. Seller works 4 days/wk. with 8-10 weeks' vacation every year. 2019 GR \$1,260,000. Priced to sell at \$695K. This is a mostly cash practice, non-referral. Great opportunity! #CA604- Kerri McCullough - 949-300-0312

**SAN GABRIEL VALLEY** - 4 Ops, main road location with great visibility and 65 years goodwill. This PPO practice features Digital x-rays and most specialty work referred out. Nicely appointed and excellent opportunity for a growing area in Southern CA. #CA596- Kerri McCullough - 949-300-0312

**SIMI VALLEY** - Beautiful practice established for over 45 years, 6 Ops, 5 equipped, nitrous equipped in every op. 2018 GR \$297K. Doctor refers out most specialty work. Great location and very low rent. #CA637- Dr. Rishi Salwan - 909-239-2800

**SOUTH BAY LOS ANGELES PEDO** - Long-established Pedo practice centrally located to all of the South Bay. 3 spacious Ops plus an additional plumbed and used as a consultation/recovery room, EagleSoft PMS, and digital x-rays. The building is also available for sale with the practice. Potential upside with keeping Ortho in-house. 2019 GR of \$668K. #CA1653- Kerri McCullough - 949-300-0312 or Jaci Hardison - 714-318-4911

**SOUTH BAY LOS ANGELES** - 7 Op practice on a large lot with parking. 50% Medi-Cal with CAP check of \$6K-\$7K per month plus PPO/Cash. The stand-alone building is for sale at \$1,050,000. The area has easy access for patients to walk from the adjoining neighborhood. #CA1050- Kerri McCullough - 949-300-0312

**SOUTH ORANGE COUNTY PERIODONTAL** - 4 Ops, 3 equipped is now available in a beautiful coastal community, open since 2008. 2 surgery suite for implants, nicely appointed, modern, and in a busy strip center location. Seller is open to helping to new owner with proper introductions to referring dentists. 2019 GR \$845K. #CA643- Kerri McCullough - 949-300-0312

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**SANTA BARBARA - NEW LISTING** - 4 Ops in a beautiful setting. Our seller is ready to start a new adventure outside of California. Digital, FFS with long-term, dedicated staff, and a strong hygiene schedule. There is strong sense of community, room to grow with specialties and the patient base is in the top 10% of income in the US. Practice consistently collects over \$1M/yr. with a very manageable overhead. We are excited to share this exceptional opportunity with you. #CA2531- Kerri McCullough - 949-300-0312

**WEST HOLLYWOOD-BEVERLY HILLS ADJACENT - NEW LISTING** - 4 Ops in a high foot-traffic area near high-end residential and world class shopping. Practice utilizes digital radiography, Itero CAD/CAM, laser, and visiting specialists keeping many procedures in-house. Chartless with Dextrix and boasts a strong hygiene program with high NP count. Room to grow by leasing adjacent suite or adding additional specialties. This is an amazing opportunity with a motivated seller who will assist in a very smooth transition. 2019 GR \$1.6M+ with very strong post-COVID numbers. #CA1784-Kerri McCullough - 949-300-0312 or Jaci Hardison - 714-318-4911

### SAN DIEGO

**LA MESA** - 7 Ops, 4 Equipped. Practice features Digital X-Rays and Eaglesoft in a modern, clean, and attractive suite. Located in an excellent, one office location with easy freeway access. 2019 GR of \$696K with room to grow keeping specialties in-house. Don't miss this rare opportunity. #CA1915- Russell Okihara - 619-694-7077

**NATIONAL CITY** - 6 Ops, 14 years of goodwill, in a highly visible strip-mall location. Digital X-Rays, Schick sensors, and intra-oral camera, and Eaglesoft PMS. There is a loyal patient base and staff. Excellent opportunity to purchase a thriving practice with GR of \$750K. #CA1465- Russell Okihara - 619-694-7077

**SAN DIEGO** - Excellent location and opportunity. 4 Ops with Adec equipment. Computerized in each op with EagleSoft, IOC, and ScanX. Modern and beautiful office with solid year-over-year collections. Highly desirable area of San Diego. 2019 GR \$881K. #CA1601- Russell Okihara - 619-694-7077

**SANTEE - NEW LISTING** - Rare Opportunity to own a practice and property. General practice with 7 Ops, Digital X-Rays, Pan, and Dextrix. In an excellent location with ample parking and visibility. 4,600 sq. ft. stand-alone building is also for sale. Practice is in a growing community with many years of goodwill. #CA2549- Russell Okihara - 619-694-7077

### CENTRAL CALIFORNIA

**CENTRAL COAST** - 5 Ops, digital, 25+ years of goodwill. Newly renovated, the practice sees 30 NP/mo with strong hygiene program. Beautiful Location. 2019 GR \$1.1M+. #CA1218- Kerri McCullough - 949-300-0312

**CENTRAL VALLEY** - 11 Ops, digital, strong hygiene dept booked several months out. 2019 GR \$3.4M with \$900K+ Net after deducting Real Estate for sale also. #CA1444- Steve Caudill - 951-314-5542

**GREATER FRESNO** - 4 Ops, 22 years of Goodwill, pricing is under \$300K or approx. 57% of last year's GR. Fast-growing area, low overhead, low community competition, Easy Dental, digital x-rays, and intra-oral cameras. No Delta Premier ~75% of patients PPO and/or Denti Cal, with remainder Cash/Out of Pocket. Practice avg. 18 NP/mo. Refers out most specialties, and Seller may work back P/T to assist in transition. 2019 GR \$523K on a 32 hrs/wk. Stand-alone 1,200 sq. ft. dental building available for purchase or free rent to qualified Buyer with lease. #CA676- Jay Harter - 916-812-0500

**GREATER STOCKTON** - Successful GP practice with 2,200 +/- Dental Office Condominium. Digital x-ray & Pano. 5 Hygiene days per week. 2019 Gross Receipts \$812K on 32 hour work week. High level of Ortho expertise & production. Seller will work back. #CA2006- Jay Harter - 916-812-0500

**GREATER STOCKTON** - Purchase a 1/3 to 2/3 share of a 3 GP partner practice with 35+ years Goodwill sharing exp/rent for a 10-12 Op facility. Seller works mostly out of 2 Ops, hygiene is shared with the 2 other partners and practice has 9 days of hygiene/wk. I/O cameras, Digital, Paperless, QSI PMS, and most specialties referred out. 2019 GR \$508K on a 4-day week. Add'l 1/3 ownership of separately listed practice available allowing 2/3 ownership. #CA1389- Jay Harter - 916-812-0500

**GREATER STOCKTON - PRICE REDUCED BY \$38K AND SELLER WILL CONSIDER A GOODWILL / PATIENT RECORDS (Charts) SALE!!!** Unique opportunity to purchase a 1/3 share of a 3 GP (mostly PPO) partner practice with 30 years of Goodwill sharing expenses/rent for a 10-12 Ops facility with shared receptionist. This 1/3 share offering has its own Office Manager, RDA, and P&L entity. Seller works mostly out of 2 Ops. Hygiene and RDHs are shared with the 2 other Dr. partners; Seller's monthly hygiene is \$8K to \$10K/mo. Intra-oral camera, Digital x-ray, and QSI PM Software. All Ortho, and many specialty procedures referred out. 2019 GR \$462K on 4 days/wk. Add'l 1/3 ownership of separately listed practice in this group also available allowing 2/3 share of ownership. Seller will remain to help facilitate practice sale and transition. #CA1624- Jay Harter - 916-812-0500

**MODESTO - PRICE REDUCED!** 5 Ops, 62 years goodwill in established neighborhood. Dextrix, Dexis, Hard/Soft Tissue Laser, Digital Pano, and much more. 8 days of hygiene per week, booked 3+ months out. Practice open only 3 days/wk. 2018 and 2019 GR \$1.1M+ and post-COVID production since June is trending at 80% of 2019 production. Dental Condo for sale or lease with upstairs bonus rooms and seller may consider some SELLER-FINANCING. #CA635- Jay Harter - 916-812-0500

**MONTEREY - NEW LISTING** - 4 Ops with paperless charts, Digital x-rays and Pano. 2019 GR of \$1.1M+ with Adj. Net of over \$450K. Post-Covid revenue has grown even more! Real Estate also for sale in this lovely coastal area. Non-Delta Premier office, FFS and a few PPOs. #CA2614- Jim Engel - 925-330-2207

**MONTEREY** - 4 Ops, 1,600 sq. ft., Digital, 2019 GR \$938K on 4 days/wk. Dr. is looking forward to retirement. Strong Hygiene program and most specialty procedures referred out. Fast, this practice will sell quickly! #CA650- Kim Ta - 408-687-5001

**SANTA CRUZ** - This dental practice has been in the family for 40 years. The seller is looking to move out of town. Located minutes from the beach in a highly desirable area this beautiful, cozy 1,027 sq. ft. office features 3 Ops, digital x-ray, panoramic x-ray, and reasonable rent. 2019 GR \$592K on a 32-hour work week. Averaging 20+ NP/mo. #CA4709- Kim Ta - 408-687-5001

**STOCKTON AREA:** Great opportunity to purchase practice and building. 2019 GR of \$1.1M+ with 6 Ops, good hygiene recall. 2019 GR of \$1.1M+ on average 37 hrs/wk. #CA616- Jay Harter - 916-812-0500

### NORTHERN CALIFORNIA

**ALAMEDA** - 4 Ops in a busy shopping center location. 29 years goodwill. 2019 GR \$246K on 27 hrs/wk. Room to grow! Owner is retiring, will help with smooth transition. Great upside potential for first time buyer or satellite office. #CA1268- Jim Engel - 925-330-2207

**DAVIS/WOODLAND AREA** - GP practice & condo available w/37+ years goodwill. 2019 GR \$770K on 24-26 hours/week. 5 Ops and 2 additional plumbed/not equipped in 2,304 sq. ft. Digital sensors, Pano in sought-after area. Great hygiene program, room for growth with specialties. #CA1732- Jay Harter - 916-812-0500

**EAST BAY** - Retail shopping center location with 5 Ops, 4 equipped. Updated with Digital X-rays, Pano, Lasers, and Nitrous Oxide and Adec equipment. 2019 GR of \$614K. #CA684- Dr. Kishi Salwan - 909-239-2800

**EAST BAY AREA PEDO - NEW LISTING** - Well-established Pedo practice with 8 Ops, Digital, plumbed for nitrous, Digital Pano and a high NP count. Associate-driven practice with Delta PPO. 2019 GR \$832K on 3-4 days/wk. 2020 Production \$560K. #CA2523- Jay Harter 916-812-0500

**FAIR OAKS/CITRUS HEIGHTS AREA** - Successful GP Practice in a very desirable area with 38 years of Goodwill. Practice shows as high-end with nice décor with 4 Ops in 1,100 sq. ft. Includes 7 computer workstations, Intra-oral camera, Digital x-ray, and Easy Dental PM Software. 6 days a week of hygiene, booked out for 3 months. Growth potential with Ortho and Implants. 2018 GR \$1.07M and 2019 GR \$970K on a 4 day / 32 hour average work week. #CA656- Jay Harter 916-812-0500

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**FAIRFIELD AREA** - Great production numbers at this single-practitioner, high-traffic count location that shows as a high-end practice. Surrounding area in constant growth with new housing. 38+ years of Goodwill in a 3,000 sf office with 7 Ops, Dentrrix, digital sensors & intra-oral cameras, Laser, digital CB/pano, average age under 5 years. 23 -25 NP/mo., 9 to 10 Hyg. days/wk. Room for growth- most specialties referred out. 2019 GR \$1.7M+ on a 36 hour work week, and 2020 production was 80% of 2019. Seller can work back for a short term to assist with transition. #CA1824- Jay Harter - 916-812-0500

**FOLSOM/EL DORADO HILLS AREA** - Beautiful, modern office in a highly desirable and growing area. This high traffic-count location is in 3,000 sf office with 44+ years of Goodwill, 4 equipped Ops plus 1 add'l, Carestream, and film. 5 Hygiene days per week, on a 4 day work week with most specialties referred out. 2019 GR \$530K and 2020 is showing a nice post-COVID rebound. #CA1629- Jay Harter - 916-812-0500

**GREATER SACRAMENTO - NEW LISTING** - Attractive paperless GP in high-end retail area with 30 years goodwill. 5 Ops in 1,619 sq. ft., Digital and I/O Camera. 4 Hyg days/wk is 31% of production. Most specialties referred. 2019 GR \$725K and 2020 Production \$781K on 32 hrs./wk. Seller can work back after sale. #CA2465- Jay Harter - 916-812-0500

**GREATER SONORA AREA** - Great rural lifestyle with a solid GP practice & stand-alone Dental Office Building available in beautiful hilltop setting. 37+ years Goodwill in stable community. 5 Ops, Dentrrix, intra-oral camera, pano x-ray. Only accepting NP if family/friends of existing patients (5 NP/mo. in 2019), 6 hyg. days/wk. and Dr. schedule is booked ~3 weeks in advance. Room for growth with specialties. 2019 GR \$698K on 30 hour work week. Building also available for purchase, with "shell" space to build out for possible additional tenant income. #CA1713- Jay Harter 916-812-0500

**LAKE TAHOE AREA** - Rural lifestyle GP practice away from the city in outstanding and growing resort community. 37+ years of Goodwill in approximate 1,586 SF w/4 Ops. 2019 GR \$760K on 32 hours/week. #CA1715- Jay Harter 916-812-0500

**LAKE TAHOE AREA** - GP practice with 5 Ops w/6th Open, views of Lake Tahoe from Ops, 2,100 sq. ft., 2019 GR \$579K on 22 avg. Dr. hours/week. #CA608- Jay Harter 916-812-0500

**MILLBRAE** - Role Reversal for this 5 Op practice with 62 years goodwill. 2019 GR of \$1,077,000 on 4 days/wk. with 6 Hygiene days/wk. Seller offering 6 mo. employment and will work back a minimum of 6 mo. after sale. Datacon PMS, Digital, Pano, Waterlase & Periolas. Professionally designed interior and great seller-owned location. #CA1139- Jim Engel - 925-330-2207

**NORTHERN CALIFORNIA PERIO** - 4 Ops, Consult Rm, Upgraded Tech with Digital, LANAP, Paperless. 2019 GR \$900K+. Draws from large area with little competition. Open 28 years near 101 freeway. #CA1553- Gina Miller - 707-391-7048

**NORTHERN SACRAMENTO** - 5 Ops in busy retail shopping center. Digital x-rays, strong hygiene program and high NP count. Room for growth keeping specialties in-house. 2019 GR \$766K and 2020 was \$900K. Seller can work back to assist if needed. #CA2464- Jay Harter 916-812-0500

**NORTHERN SACRAMENTO** - Nice producing GP practice in an attractive and quaint office space with 3 Ops & a 4th Op shared. Busy street location with 28+ years of Goodwill, Dentrrix PM Software with 10 workstations, fiber optics, paperless, digital x-ray, intra-oral camera, soft tissue laser, CEREC, and a digital pano x-ray. 2019 GR of \$671K on 24-32 Dr hours per week. #CA1745- Jay Harter - 916-812-0500

**OAKLAND** - Affluent location, stand-alone building available to lease or buy with 3 Ops and room to expand. Bright design with digital x-rays, paperless with Softdent, and COVID equipment. 2019 GR \$675K on 4 Dr. days and 4 days of hygiene. Specialties are referred out, room to grow and expand in prime location, retiring doctor. #CA1380- Gina Miller - 707-391-7048

**REDDING AREA** - Modern GP Practice in a busy part of town with 7+ years of Goodwill. 5 Ops, 4 equipped, Dentrrix, Intra-Oral Camera, Digital Sensor, Digital Pano, and newer CEREC (with CEREC-trained staff). Average 23 NP/mo. with no marketing and very little social media with 5 days of hygiene/week. Most Specialties are referred out. 2019 GR \$558K on a 32-hour work week. Seller can work back P/T if needed. #CA1742- Jay Harter - 916-812-0500

**SAN FRANCISCO PEDO - NEW LISTING** - 3 Ops, 2 Equipped, 1 plumbed with low rent including utilities. Established 24 years in busy area near schools and residential. Paperless, digital x-ray, and Pano. Great first practice or satellite office. GR \$393K. #CA2488- Gina Miller - 707-391-7048

**SAN JOSE - NEW LISTING** - A great opportunity awaits if you would like to own your practice and the real estate. Growth opportunity in this 3 operator general practice which boasts a modern design, open concept, and desirable location with ample parking. Call now for details, this will not last long. 2019 GR \$374K. #CA2613- Kim Ta - 408-687-5001

**SAN JOSE** - This great Evergreen District practice boasts 40 years of goodwill in an updated mixed-use building. 2019 revenue of \$1.4M+ with nearly \$600K in adjusted profits. 4 Ops in 1,200 sq. ft. at well below-market rent. Dentrrix, Digital X-Ray and Film-Based Pano. Seller is willing to work back one day per week if needed for a smooth transition. #CA1817- Jim Engel - 925-330-2207

**SAN JOSE** - 6 Ops in 1,850 sq. ft with Digital X-Ray, Paperless charts, Digital Pan, CAD/CAM, and Diode Laser. Upscale building near major shopping complex. Seller will stay on P/T if needed. Est. 35+ years with \$1.3M GR and Adj. Net of 38%. #CA1140- Jim Engel - 925-330-2207

**SAN JOSE** - 6 equipped Ops and 2 add'l available. Dentrrix, Dexis Digital x-rays and Digital Pan. 2019 GR \$745K. Beautiful general practice located in high traffic retail plaza. Spacious with equipment less than 10 years old. 2019 GR \$745K. #CA600- Kim Ta - 408-687-5001

**SAN RAMON FACILITY ONLY - NEW LISTING** - Facility only sale in highly desirable Bishop Ranch. 5 Ops in 1,800 sq. ft. and great exposure. Digital x-ray, digital pan, Diode laser, and IO Camera. Open Dental with 10 computers in bright, modern design. Opportunity to build a successful \$2M per year practice! #CA2588- Jim Engel - 925-330-2207

**SONOMA COUNTY - NEW LISTING** - 4 Ops in a spacious layout located in the heart of the area off a main highway. Est. 22 years with 5-star Google reviews. Paperless with CEREC, Surgical Microscope, Soft tissue laser, and more. 2019 GR of \$782K with 6 days of Hygiene, 2020 production has normalized nicely post-COVID. Retiring seller, offering smooth transition and negotiable rent of seller-owned property. #CA2594- Gina Miller - 707-391-7048

**SONOMA COUNTY** - Large Family Practice 30+ years goodwill. Solo dentist owner with in-house specialists. 2019 GR over \$2.3M. Real Estate for Sale or Lease option. #CA544- Gina Miller - 707-391-7048

**SONOMA COUNTY** - General Practice located North of San Francisco. 32 Yrs of Goodwill, 5 Hyg & 3.5 Doc days. GR \$948K with high profits, low expenses. 1,000 sq. ft. 3 Ops w/opportunity to expand. Shared spaces bonus square footage. Paperless, Dentrrix PM, Digital sensors, and Intra-oral camera. Selling both Practice and portion of dental building ownership. The doctor is retiring. #CA594- Gina Miller - 707-391-7048

**VACAVILLE AREA** - Great, centrally located, and high traffic location for with 28 years of Goodwill. 5 Ops in 1,700 sq. ft. with 3 computer workstations, film-based pano, and Dentrrix. Good hygiene recall patient base, with hygiene booked 6 months out, with an average of 36 hygiene hours per week. Only 14 patients eligible for Delta Premier. 2019 GR \$556K on a 32 hour week. #CA645- Jay Harter - 916-812-0500

**VALLEJO, BENICIA, MARTINEZ AREA:** Rare opportunity to acquire downtown practice/bldg with additional income tenants. Recently remodeled with newer equipment in desirable area. 3 Ops with 4th available, not equipped, Dentrrix, digital, Laser, and digital pano. Growth opportunities with 2 Hygiene days per week, most specialties referred, and practice only open 16 hrs./wk. 2019 GR \$412K. Seller will work back for 3 mo. to aid in transition. #CA321- Jay Harter - 916-812-0500

### OUTSIDE OF CALIFORNIA

**BIG ISLAND, HAWAII - NEW LISTING** - General Practice with retiring seller and many years of goodwill. 3 Ops, non-digital, in an excellent location with the rare option to purchase the office space. Excellent opportunity for growth. #HI1929- Russell Okihara - 619-694-7077

**SOUTH OF PORTLAND, OREGON - ORTHODONTIC - NEW LISTING** - If you are looking for a growing community that's outside the "Big City" this is the place to put down roots! Well-established and very active Orthodontic practice resides near referring dentists and is updated, spacious, modern and most importantly, turn-key! Selling dentist is willing to stay on as an Associate if needed. 2019 Collections of \$1.3M+. #OR1550- Jessica Burbon - 503-332-6462

**SOUTHERN OREGON - NEW LISTING** - This quaint general practice is in an ideal location with great visibility in a highly desirable town. 4 Ops with room to grow the practice adding days and specialty procedures. Open for 31 years, 22 in the same location. Eaglesoft PMS and Schick sensors in all Ops. 2019 GR \$368K on 3 doctor/3 hygiene days. 2020 GR \$276K due to COVID but has recovered nicely. #OR2574- Jessica Burbon - 503-332-6462

**SOUTHWEST PORTLAND, OREGON** - This established private practice is located in a SW Portland mixed business complex off a main thoroughfare. 2,634 sq. ft. leased building is well maintained with 6 Ops, 1 more plumbed/ready. Dentrrix, Dexis Digital x-rays, intra-oral, Pano. 2019 GR \$598K. #OR115- Jessica Burbon - 503-332-6462

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**DENTAL PRACTICE in RIALTO.** Collects ~ \$393K. Seller Retires. ~35% Cash/PPO, ~60% DentiCal. 3 eq.ops. Shopping Plaza. Low Rent. Call Loc Pham, BRE#0187578. (714) 550 - 7494. <https://LCFpracticesales.com>

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**Lancaster Practice for Sale:** Long estab practice. Retiree with over 30 years goodwill. Large patient base. 4 hygiene days. No miss opportunity. Call Broker Lou (BRE Lic # 01102002) at 818-999-9595

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**Attention Doctors!** Unlicensed dental assistants must complete DBC approved 8 hour hands-on course in infection control, a DBC approved 2 hour course in (CaDPA) and the completion of a CPR course approved by the ARC or the AHA. This is a legislative mandate by the Dental Board to avoid fines. Contact Ms Grant (888)988-2364, [MsGrant@ADMInstitute.com](mailto:MsGrant@ADMInstitute.com)

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**Alturas office,** 2 ops, plumed for 1add.grossed over 500k with 2-3days work, low overhead, less compitation, Doctor retiring buy or partnership 530-640-1749

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**PRACTICE FOR SALE IN VISALIA:** The office is fully computerized and digital, and operates with the Eaglesoft practice management software. This primarily FFS practice grosses approximately 650K and generates approximately 9 new patients per month. The practice is located in a great community in which to live and practice dentistry. Building also for sale. to: [centralvalleydds@gmail.com](mailto:centralvalleydds@gmail.com)

**Dental Implant Expert Dentist** seeking job opportunities in the IE, SD, LA and OC areas. Over 10 years of experience in all aspects of dental implant surgeries. Please call or text (619)694-6650

**OXNARD GP FOR SALE** - 4 Ops, Digital, 2019 GR \$662K, Est. 35 Yrs. HSPPT-Steve Caudill-951-314-5542 #CA1164

**5 Chair** Plummed Dental Office in the City of Lawndale on busy Hawthorn Blvd. Video Tour Available Just Text or Call 909-449-9234 No Key Money Required

**Rosemead** - Dental Office for Sale include Real Property. Owner Retired. More info call Robby 626-806-2223(BRE#01173451)

**PRACTICE FOR SALE / IRVINE** - GP + Specialty located in a 3 story bldg. Pre-covid grossed \$1.1M; Currently averaging \$120K/mo. California Practice Sales, Inc. Phone: 714-639-2775

**Itero Element 2** scanner; Gently used \$17,000 Email [rogerlidds@gmail.com](mailto:rogerlidds@gmail.com)

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### LOS ANGELES/VENTURA/KERN COUNTY

#### ARCADIA - NEW LISTING

**4 eq. ops. in a 1,280 sq. ft. suite** located in a multi-story, professional building. **Beautiful, modern suite** that has Dentrix software, Intra Oral Camera, Digital x-ray, and equipment that averages 6 years old. Collected \$412,085 in 2019 and \$304,483 in 2020 on a minimal schedule. The practice has the potential to be open full time and recapture income currently being referred out.

#### BEVERLY HILLS - NEW LISTING

**3 eq. ops. in a 750 sq. ft., efficient, beautifully designed, digital suite** located in a 4 story professional building adjacent to Beverly Hills & West Hollywood. Rent is ~\$3,300/month and includes parking and utilities. Large windows with nice views. **100% CASH PRACTICE.** Patients accept suggested treatment plans. The practice is open 2 days a week with an Associate in place and has the potential to be open more. **Collected \$469,634 in 2019 and \$335,015 in 2020.**

#### BURBANK - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**4 eq. ops. in a 1,530 sq. ft. suite** located in an 8 story professional building convenient to the 5 freeway. **Amazing floor to ceiling windows throughout the suite.** 18+ Years of Goodwill. Rent is \$4,902/month. Seller is moving out of the state. Collected \$677,618 in 2020. **50% Cash/ 50% PPO Income Stream.**

#### CERRITOS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**3 eq. ops. & 2 plumbed not eq. ops. in a 1,800 sq. ft. suite** located in a single story, **strip center** on a frequented street. Great signage and visibility right off the street. Rent is \$4,600/month. Seller purchased the

practice in 2019, remodeled, and opened in 2020. Practice is currently open 1-2 days a week and collecting ~\$9,000/month. Patient Charts included but not guaranteed and priced to sell! **\$129,500!**

#### LOS ANGELES (90014)

**7 eq. ops. & 2 plumbed not eq. ops. in a ~5,500 sq. ft. suite** that is located in a single story, corner, historic building. **Excellent exposure and signage!** Parking in the rear of the building. Major Metro hub stop in the front of the building. **Practice was started back in 1910!** Room to expand or would be great for a multi-specialty practice! Collected \$390,680.35 in 2019. **\$55,000!**

#### MARINA DEL REY - NEW LISTING

**3 eq. ops. & 1 plumbed not eq. op. in a ~1,500 sq. ft. suite** located in a multi-story professional complex **near the ocean, 90 expressway, and area amenities.** Complex offers on site gym, green belt areas, outdoor workspaces, etc. **28+ years of Goodwill. Retiring seller.** The suite is a total of 5 eq. ops. & 1 not eq. op. with another GP using 2 ops. and shares the reception space. **\$70,000!**

#### SANTA MONICA - RECENTLY REDUCED

**4 eq. ops.** in a professionally designed, **recently remodeled**, 1,400 sq. ft. suite located in a multi-story health center in the heart of Santa Monica. Walking distance to local shops and restaurants. Rent is \$5,200/month and includes utilities. **Floor to ceiling windows with great views! Newer Equipment.** A must see to appreciate. Leasehold Improvements & Equipment Only. **\$89,500!**

#### SHERMAN OAKS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**3 eq. ops.** in a 950 sq. ft. suite located in a busy, single

**SOLD**

"Job well done!! -- I ask a lot of questions. I received Greg's name from my son who bought a practice with him. It's a difficult decision to sell your practice. Greg was there for me from the time I decided to list my practice to 2 months later when the sale was final. His experience and expertise in practice sales was definitely a benefit to have with this complicated procedure. He guided me before, during, and after the sale!! Thanks Greg. You're the best. PS. And he answered every question accurately and quickly!!"

Dr Paul Stanley



**Ellen Wood**

18 Years in the Dental Practice Sales Industry  
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story, **strip center** convenient to the 405 and 101 freeways. **Great Location!** 9 Years of Goodwill. Rent is \$5,200/month. Seller is moving out of the state. Seller has collected \$143,853 from Jan-Nov 2020 on a 2 day work week. **With a little advertising and more work days, The practice has the potential to take off. \$75,000**

#### **SIMI VALLEY - RECENTLY REDUCED**

**3 eq. ops.** in a 980 sq. ft., **super clean, well organized suite** located in a Medical/Dental Building next to the area hospital. Rent is \$2,050/month. Low Overhead. **Retiring Seller.** 23+ years of Goodwill. **80% PPO & 20% CASH.** Seller collected \$172,877 in 2019 and ~\$126,020 in 2020 on a minimal schedule. The practice has the potential to grow with additional hours and advertising. **\$89,500!**

#### **SIMI VALLEY - UNDER OFFER, BACK UP OFFERS ENCOURAGED**

4 eq. ops. & 1 plumbed not eq. op. in a 1,550 sq. ft. digital suite located in a single story, free standing building convenient to the 118 freeway. Building, parking lot, and suite have recently been remodeled and offer a beautiful modern design. 55+ years of community Goodwill. **70% Insurance & 30% Cash** income stream. Absentee owners. Solid Collection History and Staff in place. Collected \$588,035 in 2019 on a 3 day Associate and Hygiene work week.

#### **TORRANCE - NEW LISTING**

**6 eq. ops. & 1 plumbed not eq. op.** in a high producing, efficiently designed, **2,300 sq. ft.** suite located in a single story, freestanding building with a large parking lot. Great visibility and just a couple of blocks off the 405 freeway. 15 Years of Community Goodwill. Provider for the Longshoreman's Union. Primarily HMO and CAP. **Retiring Seller.** Qualified staff in place. Solid, consistent, collection history.

#### **VALENCIA - SOLID COLLECTION HISTORY**

**4 eq. ops. in a 1,753 sq. ft.** suite located in a busy Medical center. 40+ Years of Goodwill. **Bright Suite with equipment that averages 5 years old, Digital Pano, and Intra Oral Camera.** Collected \$605,279 in 2019.

#### **WALNUT/DIAMOND BAR GP**

##### **Location, Location, Location!**

The practice is located on a very busy street in a major strip center close to the 60 freeway with excellent signage and visibility. 2 eq. treatment rooms and 1 plumbed not eq. treatment room in a 1,100 sq. ft. suite. Rent is very reasonable at \$3,850/month. 30+ years of area Goodwill. Retiring seller. New Flooring and compressor just put in. **Collected \$271,748 in 2019 and \$225,258 in 2020 (closed 9 weeks). \$125,000!**

#### **WEST COVINA W/ CONDO SUITE FOR SALE OR LEASE**

**4 eq. ops.** in a 1,084 sq. ft., clean, organized, bright suite located in a Medical Professional building. CCRs limits 4 GPs in the building. Super location with plenty of patient parking. Rent is \$3,300/month. 24 Years of Goodwill. **Retiring Seller.** ~600 Active Charts. Collected \$189,499 in 2019 and \$146,586 in 2020 on a part time schedule. **\$102,500**

#### **WHITTIER**

**3 eq. ops. in a 1,300 sq. ft. suite located on a busy corner in a single story, strip center with 30+ Years of Community Goodwill. Retiring Seller with excellent area reviews. 100% Cash income stream.** Collected \$168,503 in 2019 and \$98,143 in 2020 (closed 4 months). **\$104,500**



**Greg Beamer, Dental Broker**  
Experience in Finance and Brokerage since 1976  
DRE License #01149524

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### ORANGE COUNTY

**ALISO VIEJO - UNDER OFFER, BACK UP OFFERS ENCOURAGED**  
**PRACTICE/REAL ESTATE COMBINATION SALE - 3 eq. ops. & 1 plumbed not eq. op.** in an immaculate, nicely designed suite with **24 Years of Goodwill.** Professional Complex in the heart of Aliso Viejo. **Retiring Seller** that currently works 32/hours a week. **80% PPO and 20% Cash.** Excellent opportunity to invest in a great condo suite and established practice! **\$750,000**

**ANAHEIM - UNDER OFFER, BACK UP OFFERS ENCOURAGED**  
**4 eq. ops. in a 1,080 sq. ft. suite** located in the heart of Anaheim on a very busy street in a single story, mixed use, u shaped, strip center with plenty of parking. Great signage! **24 Years of Community Goodwill.** Excellent online reviews and presence. **Rent is only \$1,943/month.** PPO/CASH income stream. **Retiring Seller. Solid, Generational Patient Base.** Collected \$568,830 in 2019 and ~\$423,317 in 2020.

**ANAHEIM**  
**4 ops. in a 1,443 sq. ft. bright, clean suite** located in a multi-story medical building across the street from West Anaheim Medical Center. The building is located in a **very densely populated area on one of the busiest streets** in Orange County. Landlord is willing to negotiate a new lease ~\$3,800/month. Leasehold Improvements.

**ANAHEIM - UNDER OFFER, BACK UP OFFERS ENCOURAGED**  
**5 eq. ops. & 2 plumbed not eq. ops.** in a 2,000 sq. ft. suite located in a busy, single story, strip center on a major street with large pole signage and visibility. Established as a dental practice for 20+ years. Clean, Modern, Bright Suite w/ a reasonable rent. **A must see!** Leasehold Improvements & Equipment Only

**ANAHEIM ORTHO/GP - NEW LISTING W/ REAL ESTATE FOR SALE**  
**5 ops. with 4 chairs that have half walls between the ops. & 2 private, enclosed, eq. ops. in a 1,800 sq. ft. suite** located in a single story, free standing building on a very busy corner. Amazing exposure and poll signage! Convenient to the 5 freeway. **Retiring Seller.** Easy Dental Software, Digital Pano & Ceph w/ 2 sensors, and equipment that averages 9 years new. **Collected \$900,787 in 2020 (closed 3 months)!**

**CORONA DEL MAR - UNDER OFFER, BACK UP OFFERS ENCOURAGED**

**5 eq. ops. in a 2,500 sq. ft. suite** located in a professional building that offers **amazing signage** and is just a couple **blocks from the ocean.** Suite offers crown molding, waincoting, wood baseboards, newer reception area furniture, newer flooring and large windows throughout. Current "spa room" can be equipped with a hygiene chair for a total of 6 chairs. **Luxuriously designed, light, bright and airy suite.** 16 Years of Goodwill. 100% Cash Practice. **Collected \$856,219 in 2019.**

**COSTA MESA - NEW LISTING**

**3 eq. ops. & 1 plumbed not eq. op.** in a 1,250 sq. ft. suite located in a two story Medical building convenient to the 55 freeway. **Rent is \$2,800/month.** 10 Years of Goodwill. Camsight Software, Digital X-ray, and equipment that is in excellent condition. Seller would like to concentrate on his practice in Redlands and teach. Leasehold Improvements & Equipment Only \$63,500!

### FULLERTON

**5 ops. in a 1,750 sq. ft. suite** located off two very busy streets. Single Story, Professional complex in a serene setting with ample parking and mountain views. Established as a Dental Practice for 9 years. Rent is currently \$3,750/month and the landlord is easy to work with. Suite was built-out with quality, top of the line materials and is wired to be all digital. **UV Plasma system attached to the air conditioner that filters and sanitizes all air continuously.** Touch-less hygiene faucets. Leasehold Improvements Only! **\$50,000!**

**GARDEN GROVE - NEW LISTING**

**7 eq. ops. in a 2,400 sq. ft., spacious, bright suite** located in a busy, mixed use plaza on the corner of two main streets in the area. Rent is \$5,000/month. **All digital, recently remodeled suite** that is plumbed for N2 and offers Dentrix software, security system, tvs in all ops., Belmont chairs/deliveries/lights, Pano, Sterilizer, and more. Patient Charts included but not guaranteed. The Practice has the potential to be open more. **A must see to appreciate!**

**GARDEN GROVE - NEW LISTING**

**4 eq. ops. in a 1,600 sq. ft. suite** located in a single story, professional, strip center on a very busy street convenient to the 405 freeway. Rent is \$3,200/month. **Retiring seller.** Generational, solid, blue collar practice. No advertising in place, just word of mouth. 80%PPO and 20% Cash Income Stream. Collected \$297,902 in 2019 and \$287,010 in 2020 on a 3 day work week. \$160,000!

### HUNTINGTON BEACH

Great Location on Beach Blvd. off of Talbert in a busy area of Huntington Beach. **4 treatment rooms in a 1,400 sq. ft. suite** with room to expand another 700-1,400 ft. Landlord is ready to sign a new modified, gross lease \$2.50 sq. ft. Leasehold Improvements Only.

**IRVINE - NEW LISTING**

**3 eq. ops. in a 1,525 sq. ft., recently remodeled, nicely designed suite** located in a professional building that offers covered parking, Doctor designated parking, and a large balcony. Rent is very reasonable at \$4,773/month. Seller purchased the practice in October 2020 but has decided to move out of state. Established as a dental practice for over 23 years. Patient Charts included but not guaranteed. **A must see to appreciate!** \$195,000!

**IRVINE - NEW LISTING**

**4 eq. ops. in a 1,600 sq. ft. suite** located in a single, story, **busy strip center** in beautiful Irvine. **High density, residential area** close to the 5 freeway. Established as a Dental Practice for over 16 years. Seller is relocating. Rent is \$5,800 and ready to be renegotiated. **Newer Equipment, wired for digital, all ops have nitrous/oxygen lines, and Pano is included. A must see!** Leasehold Improvements & Equipment Only. **\$90K**

**IRVINE - UNDER OFFER, BACK UP OFFERS ENCOURAGED**

**3 eq. ops. & 1 plumbed not eq. op.** in a clean, bright, nicely designed, **1,250 sq. ft. suite** located in a busy, mixed use, shopping center. Rent is \$5,926/month. Easy Dental Software, Intra Oral Camera, and Digital X-ray. Great pride of ownership. **72% PPO and 28% Cash practice.** Collected \$309,981 in 2019 and ~\$284,852.12 in 2020.



## Exciting News!

I'm excited to announce the addition of Paul Yuan, licensed real estate agent. Paul joins our team with over 20 years of dental management experience, including his successful time at 3M ESPE, regional management at Pacific Dental Services and being the most requested dental transition consultant in Southern California. His addition will ensure that both buyers and sellers have a smooth transition because of his proactive and detailed approach to the process. Please contact him today if you have any questions regarding buying or selling a dental practice!



**Paul Yuan**

20 Years of Experience in the Dental Industry  
DRE License #02140802

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### MISSION VIEJO

**4 eq. ops. & 1 plumbed not eq. op. in a 1,200 sq. ft.,** beautifully designed, all digital, bright suite located in a busy, two story, strip center. Corner location with excellent visibility, signage, and plenty of parking. **21 Years of Goodwill.** Rent is only \$2,700/month; Low Overhead! Attracting ~35 new patients/month. 37% PPO, 33% CASH, 30% MEDICAL Income Stream. **Collected \$968,292 in 2019 and ~\$897,429 in 2020.**

### ORANGE - NEW LISTING

**3 eq. treatment rooms, 4 plumbed not eq. treatment rooms, and a plumbed open bay that can accommodate 3 chairs in a 2,775 sq. ft.** suite located in a single story, free standing building with 12 parking spaces. Retiring seller will offer the 1st right of refusal on the building and negotiate a new lease ~\$5,400/month. Suite was remodeled in 2005 and has Open Dental Software, Digital Xray, Intra Oral Camera, and more. Approximately 200 patient charts included but not guaranteed. Untapped potential, Room for growth and would make a great multi-specialty practice!

### TUSTIN TURN-KEY

**3 eq. ops. in a 1,100 sq. ft. suite** located in a busy, single story, strip center off the 5 freeway. Starbucks is one of the anchor tenants. Nicely designed, bright suite. **Rent is \$4,100/month (negotiable) and includes utilities.** Seller would like to concentrate on his other practices that are over 30 miles away. History of collecting over \$200,000 on a minimal schedule. **Practice has the potential to be open more.**

### SOUTH ORANGE COUNTY PERIO - NEW LISTING

**4 eq. ops. in a 1,100 sq. ft., recently remodeled suite** located in a two story, professional building convenient to the 5 freeway close to area amenities. Rent is \$3,600/month and includes utilities. **Retiring Seller** currently works 2-3 days a week. 85% Cash/15%PPO Income Stream Collected \$724,455 in 2019 and \$575,243 in 2020.

### YORBA LINDA - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**5 eq. ops. & 1 plumbed not eq. op. in a 1,872 sq. ft. suite** located in a single story, community established, well maintained building with excellent visibility on a very busy street. Plenty of workspace and storage. **High end, generational practice with a solid patient base that accepts suggested treatment plans.** Knowledgeable staff. **56% PPO & 44% CASH** Income stream. **The practice has a history of collecting \$800,000+ a year.**

## SAN BERNARDINO / RIVERSIDE COUNTIES

### HESPERIA

**4 eq. ops. in a 1,200 sq. ft. suite** located in a busy, single story, strip shopping center near the area hospital. Rent is only \$2,300/month. 15 Years of Goodwill. **Low Overhead.** History of collecting \$220K/ year on a minimal schedule. Very **well equipped** and ready to go. Seller is moving out of the area. Financials are combined with his other practice. Patient Charts included but not guaranteed. **Motivated Seller! \$135,000**

### MORENO VALLEY - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**3 eq. ops. & 1 plumbed not eq. op. in a 1,200 sq. ft. suite** located in a **very busy, single story, strip shopping center.** Rent is only \$2,410/month. Retiring Seller currently works 3 days a week. **PPO & CASH practice.** Seller does not advertise but has exclusive with local union. Collected \$214,191 in 2019 and \$152,865 in 2020 on a minimal schedule. \$145,000!

### RANCHO CUCAMONGA - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**5 eq. ops. in a 1,500 sq. ft. suite** located in a busy, single story, **strip center** off the 210 freeway. Rent is ~\$2.50 sq. ft. and negotiable with a long-term lease and qualified tenant. Established as a Dental Practice for 21+ years. Seller is moving 2 miles away. **Equipment averages new to 5 years old.** A must see to appreciate. Leasehold Improvements & Equipment Only. **\$89,500**

### REDLANDS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**4 eq. ops in a 1,200 sq ft. converted home** with excellent exposure and history. This office has 31 years of goodwill, solid quality staff who know what they are doing, 70% Medi-Cal (mixed base). Low overhead, Collected \$586,962 in 2019. Priced to sell. **\$360,000**

### SAN BERNARDINO - RECENTLY REDUCED

**5 eq. ops. & 1 x-ray room in a ~2,000 sq. ft., beautifully designed suite** located in a single story, free standing building with amazing signage near the area hospital. Seller started the practice in 2019 but does not have enough time to build the location to its full potential. Leasehold Improvements and Equipment Only **\$27,500!**

### SAN BERNARDINO - NEW LISTING

**4 eq. ops. in a 1,400 sq. ft. suite** located in a community established Medical building on the corner of two busy streets convenient to the 10 freeway. 37 Years of Goodwill. **Retiring seller** currently works 3.5 days/week. Rent is only \$1,500/month-**Low Overhead!** Collected \$324,258 in 2019 and ~\$275,000 in 2020 (closed 12 weeks). \$196,000!

### SAN JACINTO

**3 eq. ops. in a 1,266 sq. ft. suite** located in a two story professional building on a busy street in the heart of town. **Rent is only \$1,664/month.** Seller started the practice in 2017 but has relocated to Bakersfield. Office is Turn-Key with supplies and has contracts with Cigna Health HMO, DHS, Managed Dental Care, and CDN. Patient Charts Included but not guaranteed. **Recently Reduced \$59,500.**

## SAN DIEGO COUNTY

### ESCONDIDO - NEW LISTING W/ REAL ESTATE FOR SALE/LEASE

Single story, dental duplex located off a major parkway in a busy Vons shopping center with plenty of parking, visibility and exposure. One suite is 1,631 sq. ft. with 3 ops. The other suite is 2,028 sq. ft, 1 open bay that can accommodate 3-4 chairs, and 1 private op. This opportunity offers many possibilities!

**PRACTICE-BUILDING FOR SALE.** Red Bluff a wonderful quality of life in Northern California. Loyal patient base. Outdoor recreation abounds, skiing, fishing, hunting, biking, walking. 3 hours north San Francisco, peaceful environment 2017 coll-\$934k, 2018-\$744k, illness in 2018, 2019-\$576244 Strong post-Covid shutdown numbers of 80k/month. First quarter 2021 over 270k prod. projecting \$1,000,000 this yr. low overhead 4 ops, free standing build/parking Tx. 530-524-6682

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# I trust Chester Jeng



*"Attorney Jeng previously was a licensed practicing Dentist and thus with his dual degree in law has a wealth of knowledge to represent both buyer and seller in the purchase/sale of any dental practice. He is very professional, responsive, and thorough with the work he does to protect his clients. I am very pleased with his services and would highly recommend him to anyone needing legal counsel on any Dental transactions and matters."* Dr. Dan T.

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### **Featured Practice** **Beverly Hills - \$3,000,000**

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**West Covina:** 35 year practice, fully digital in a retail strip center. Lots of activity, great parking room to grow. Sold Sold Sold

**Orange County:** Want to be next to Starbucks and McDonalds with great parking and an awesome office? This is the location. Its a great 4 op office with Eaglesoft/Schick and Cerec room for CBCT. Ground floor retail. Ready for sale now. Price reduced.

**Valley Village:** Well designed office in a great area of North Hollywood, located in a retail center with active business neighbors. 3 treatment rooms and digital sensors. Opportunity and Location.

**Calabasas:** Incredible upscale office with more than 2200sqft. 5 Ops and with room for expansion to at least 7. Great private office. Newer equipment in modern building. Dentrix and Dexis. Just under \$900k in collections. Ground floor, and street signage gives you a great marketing boost. No L.A. City TAX.

**West Hollywood:** 3 treatment rooms, \$1.2M in collections, lots of foot traffic at RETAIL CENTER. Located on Sunset Blvd, street exposure with great signage. This upscale office is digital and is associate run.

**Encino:** 5 treatment rooms, Eaglesoft, Dexis Sensors, Intraoral Cameras, Intra-Oral Scanner, Cerec, Caries Detection. This office has a stupendous view, with plenty of room. Double entry ops, Private treatment room, private office. Plenty of clerical space. Retiring dentist. Great Collections.

**Westchester:** 3ops collections Tracking over \$200K on busy street, digital sensors and Open Dental. Great views

**North Hollywood:** 2300 sq ft building for sale on 5300 sqft lot 9 ops room for more. Great parking with practice.

**Westlake Village:** Real estate included. Perfect size 2300 sqft office with six well equipped treatment rooms. Fully digital CBCT(3D), Cerec, and many more high tech items, well respected, well rounded Dentist in this Georgios office. Over \$1.1M in collections. Adtec and Midmark equipment.

**Porter Ranch:** Over 3000 sq ft of perfect office, you cant build this office for what you will pay. Over \$900K in collections. Adtec equipment in a mixture of private and double entry treatment rooms. CadCam, digital, CBCT and more. Don't Snooze on this one.

**Calabasas:** 4 Treatment rooms in a newly renovated office, 3 equipped., Street exposure, tons of free parking. Close to food and much more. Open Dental, Dexis, Pano, NO L.A. city TAX. Electric hand piece, dual monitors and more.

**West Hills:** Ortho Office – Spacious, elegant office with great views. 5 treatment areas, two enclosed rooms, digital pan and Eaglesoft over \$350K on 1 day a week.

**Encino:** 4 treatment rooms, great view over-looking valley. Digital sensors. Great production and reasonable overhead.

**Long Beach:** 5 op's in stand alone building, room for more, over 2000 sq feet. All digital over 30 years and great rent, with high visibility.

**Santa Clarita:** 4 ops room for more fully digital in retail strip center. Easy dental software. Over 30 years at this location.

**San Diego (La Jolla):** 3 Treatment rooms in 1770 sqft, in sbury Parkuite restroom. Dentrix and Schick in a first class building. Ready for high end cosmetic dentistry. Free street parking, and great building amenities.

**New Listing - Newbury Park:** 4 Treatment rooms, Over 1500 sqft, fully digital, Dentrix software. Currently 2 days a week. Upscale office in an upscale building. First floor free parking.

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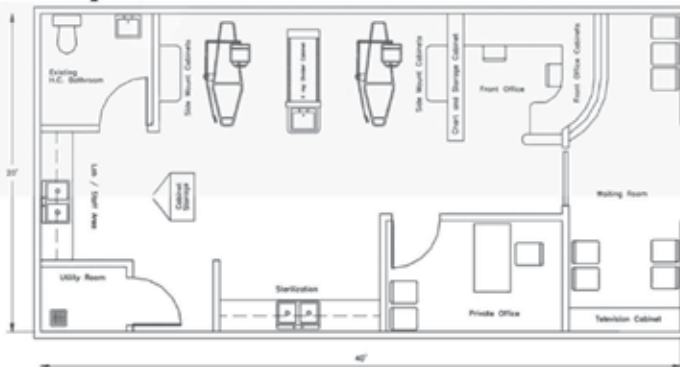


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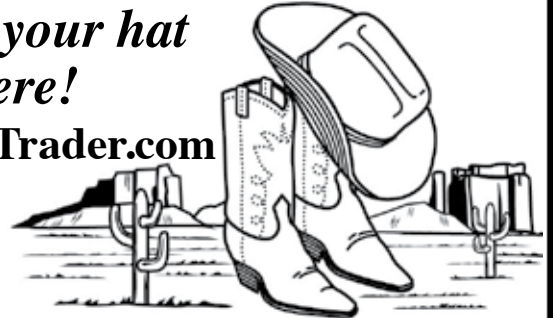
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- (A) **LAGUNA WOODS** Estb 20 yrs, Before Covid did one million, Will do one million plus in 2021 Why Hi Visibility shopping Plaza completed 6 million renovation, New popular tenants will be patient magnets HMO 5000 per month makes rent free as rent is 3831, lowest rent in plaza 4 ops Seller works PT 1.5 days 6 Dr. days. Owner operator could double shift with present crew. near Leisure world and affluent new growth. Implant DDS will net 500k working 4 days.
- (B) **BEAUMONT/ BANNING** in planning 26000 new homes Two Retirement Dentists having approx 6900 Patients one since 1986 include Dental Condo. Buy one or both One has only cash patients, does not send out any invoices. both conservative booked in advance Hygienist into 2021, no marketing, low overhead. Super opportunity. Both Refer out a lot Gr 600K
- (C) **TORRANCE** Estb 1984 9000 Charts HMO 5000 per month, 70 to 100,000 auto pass popular intersection per day PCH and Hawthorne entrance to Palos Verde 6 ops in Hi Visible Dental Office. Absolutely gorgeous. A marketing Dentists dream location. Grossing 700k plus.
- (D) **GP Innovator** Gross 1.7 net over 1 mil. Unusual opportunity for DDS who wants to retire early. Very Conservative, Refers out a lot.
- (F) **GOLD MINE KERN CTY RESORT CITY SHOPPING CTR GR 1.4 PPO** refers M-Endo, OS, perio surg, Implants, Denti-Cal, Ortho.
- (G) **OC Orange** merger candidate. near Chapman and Tustin St 4 ops low rent, merge or grow PT owner grossing \$400k
- (H) **Laguna Niguel** Hi visibility shopping ctr lo rent 3 ops Hus /Wife PT 2 days gr 414k needs more Dr days
- (I) **La HABRA** Huge shopping Center 6 ops Seller will work back Gr 300k plus
- (J) **Pasadena** Est 20 yrs. Busy large Medical center. 4 Ops 1500sqft, grossing near \$1 mil. If your lease is up, merge.
- (L) **Pico Rivera, Paramount and Whittier** High visibility shopping cntr theater and CVS Pharmacy 4 ops 3 equipped Rent 2900 Gr \$200,000 Cash business, HMO seasoned 20 yrs ave \$4000per month
- (M) **East LA** Estb 30 yrs PT Seller only works 2 days Gr, near \$200,000 cash business Price \$150k
- (O) **MARINO VALLEY** - Estb 39 yrs Hi Identity 2200 sq ft 5 KAVO ops hi tech Cerec Lots of GOODWILL Rent 2500, Merger candidate Beautiful Office Great Staff

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**CULVER CITY ESTB 1950, SELLER 1979, Gr 2019 853K, referred 148 cases incl 55 Endo; 28 perio; 60 OS & Implants five star DDS Merger candidate**

**KOREATOWN -- RETIREMENT** Est 20 yrs 10,000 charts Lo overhead, No Denti-Cal PPO CASH BUS Gr 250,000 wk 5days FP Only \$150,000.

**REDLANDS** near city Hall Rent 1400. Location ready to go no patients 3 ops plumbed 2 equipped FP 50k

**PALM DESERT SEMI RETIRE** Hi identity on 111 Estb 2007 PT 2 days gr \$300k one terrif bi ling staff, low rent semi retire \$150,000 latino's

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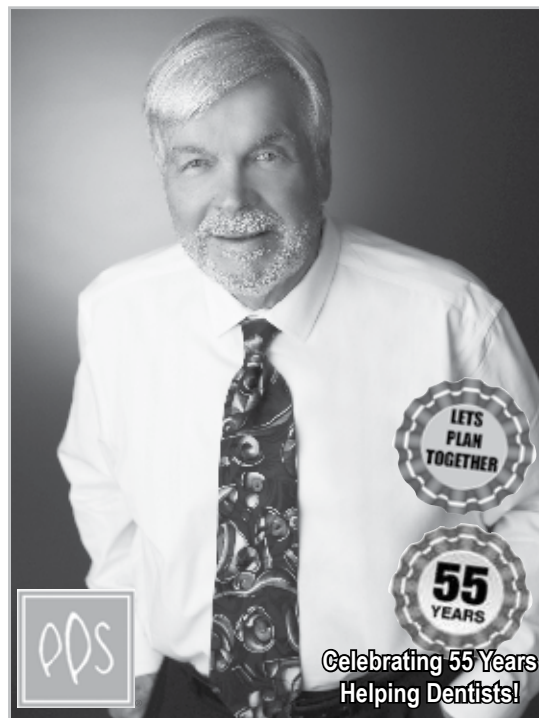
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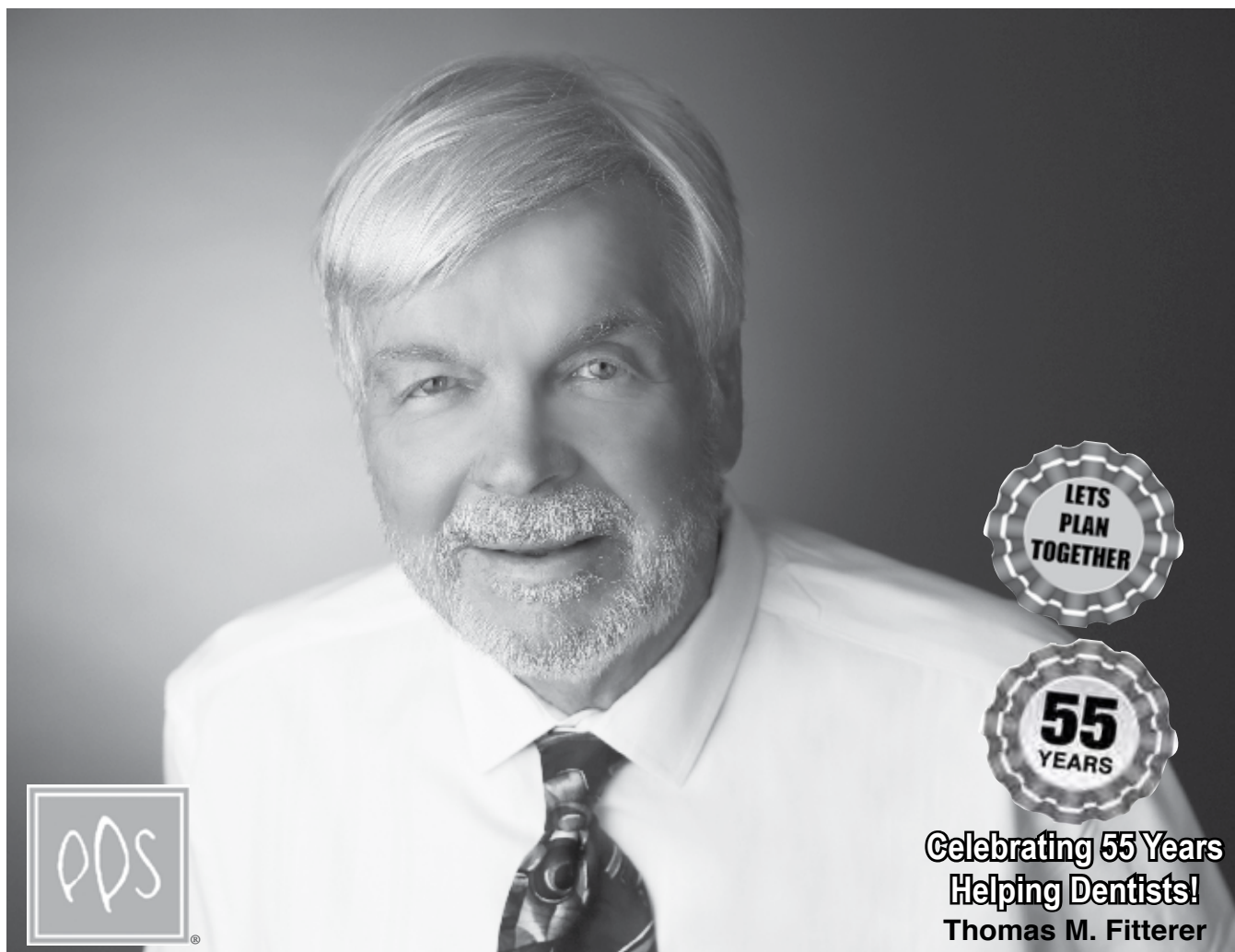
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