

# THE Dental Trader

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So. Calif. Edition

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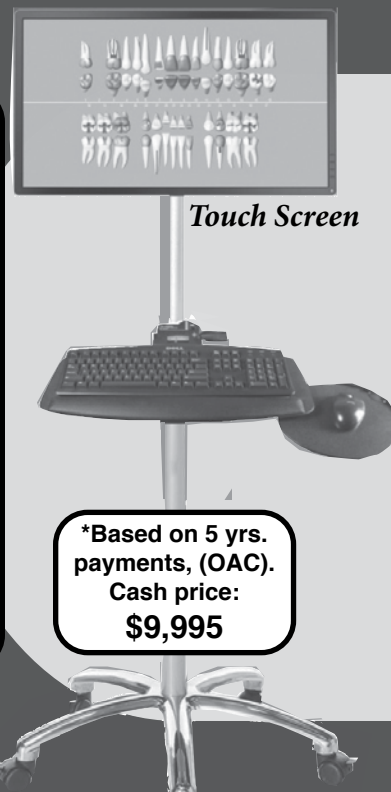
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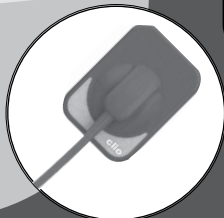


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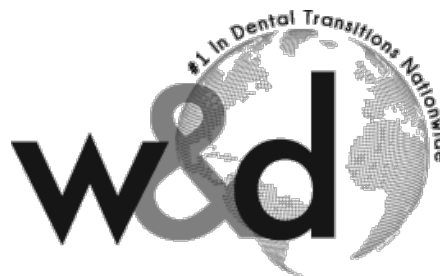
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- Dr. Jordan Tucker D.D.S



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**JDS-JVBS20 2HP** \$500 or obo. Wet ring Vac retail for over \$1750 on ebay. Email Jttran1@aol.com

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**Looking for** an associate dentist in Victorville area. Please send resume to mpipkindds@yahoo.com or call 818-568-3279.

**Van Nuys** - Looking for associate dentist to work 1-3 days/week. Send resume to familydentistry91406@gmail.com

**X-Nav X-Guide** 3D Navigation System \$17,500 local pickup only, info@foothilloms.com

**NEED DA for Fountain Valley** area. Full Time position, benefits & bonus incentives. email resume @ amoisiucdds@gmail.com

**Associate Dentist needed in Orange** County. Great compensation offer. Please send resume to: dentistsearch@gmail.com

**Registered Dental Hygienist Needed** - Temecula, Ca. Please email resume at vineyarddentalgroup@gmail.com

**Dental office Manager** needed in LA office, looking for someone to join our team. email dentalapplicantla@gmail.com

**Periodontist** to join PVT practice, Tarzana. experienced in sinus and ridge augmentation. toothopinion@aol.com

**Dental office** in Newport Beach, CA looking for retired dentist or any one still have active license wants extra income.

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**Looking for** lease or office available in Calabases, Tarzana, woodland hills. toothopinion@aol.com

**Associate dentist** needed in West Covina WThF please contact Lina, 626-918-2886

**Looking for full time** Dental Manager in Long Beach, CA! Located in Belmont Shores/ Naples Island. Call (916)420-3989.





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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!**

### LOS ANGELES COUNTY

**ACTION - 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. **SOLD**

**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**

**CANOGA PARK** - (4) op Dental Office with tenant improvements & some equipment. (3) ops equipped/(4th) op plumbed. No patients. Located in an 1,143 sq. ft. single use, free standing building on a main thoroughfare with excellent exposure/visibility/signage and off street parking. Clean and bright suite. Perfect for a Specialist, a Startup, a Satellite, or move your existing practice into. Landlord is ready to negotiate a new Lease. **NEW**

**CANYON COUNTRY - EMERGENCY SALE!** (5) op comput. G.P. (4) ops eqt'd. Shop. Ctr. location on a major thoroughfare. Exposure/Visibility/Signage. (5) year old eqt. Dentrux s/w, Digital x-rays & Pano, Scanner & Chartless. Cash/PPO/HMO pts. PARTNERSHIP DISSOLUTION. Still in operation (collecting \$20K/mos.), but selling as a Turnkey w included pt. charts, well below buildout/eqt. costs. **FURTHER REDUCED. MOTIVATED!**

**COVINA** - (2) ops plus x-ray rm. Part time, comput. G.P. Annual Gross Collections \$100K. Cash/Ins/PPO pts. Great buy & combine, starter or 2nd location opportunity. Seller retiring. **NEW**

**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.

### D&M SERVICES

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- Pre-Sale Planning

**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. **MAJOR PRICE REDUCTION**

**PALMDALE** - 4 op computerized G.P. with (25) years of Goodwill. Pt base is Cash/Ins/PPO and Denti-Cal kids. Digital x-rays & Dental Soft on line s/w. Annual Gross Collections in the \$400K to \$450K range. Refers out Molar Endo, Diff O.S., Implant Placement, all Ortho & all Perio Surgery. Seller retiring but will help transition. **NEW**

**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 & Non-Digital Pano. Mixed pt. base. \$7K+/mos. in CAP Checks. Sellers to concentrate on their main location. **NEW**

**WEST COVINA** - (4) op comput. G.P. (3) ops eqt'd/4th plumbed. End cap location in a strip ctr. w exposure/visibility & signage. Higher end office finishes. Cash/PPO/Denti-Cal pts. No HMO. Digital x-rays & Pano. Pre Covid Collections \$500K+. 2020 collections \$400K. Low overhead/high net. Seller retiring, but will assist w a transition. **NEW**

### 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, & Laser equipped. Seller is retiring but will assist with a transition. **SOLD**

### MADERA COUNTY

**MADERA** - 8 op computerized G.P. 6 ops eqt'd. Located in a 2,400 sq ft store front on a major thoroughfare with exposure/visibility/ signage and ample free parking. Cash/PPO/Denti-Cal pt base with (25) years of Goodwill. Annual Gross Collections \$600K+. Digital X-Rays. Dentrux s/w. Mostly Spanish pt. population. Seller retiring. **NEW**

### 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

Room for Your Ventura County Practice Listing.

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**IV sedation** provider- pediatric and adult patients; greater Los Angeles area, inland empire and OC; call (626) 502-7762

**49K, Tustin Practice, All** equipments and charts included. Busy shopping center. [hp dental2020@gmail.com](mailto:hp dental2020@gmail.com)

**TRAVELING PERIODONTIST.** Will bring instruments. Implant, grafts, sinus, osseous, etc. San Diego, OC, inland. 858-218-6478

**Dentist Needed** Bell gardens Ca. exp. in root canal and xb's. Spanish Preferred. Part time 2 to 3 days Text 562 348 9363

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**Compressor for Sale.** 3 motors, built-in drier, 30 gal tank, supports 10 users. Email: [DrBadii@OCsmile.com](mailto:DrBadii@OCsmile.com) for details.

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**Endodontist Wanted.** PVT Endo office in Lake Elsinore. CBCT, Scopes. Experience preferred. contact [Notfarah@gmail.com](mailto:Notfarah@gmail.com).

**Turn Key** dental suite available in medical building tarzana off ventura blvd. Text or contact 310-428-2421

**Dental Assistant Wanted.** Downtown LA Endodontic Practice. FT/ PT competitive Salary. Contact: [Notfarah@gmail.com](mailto:Notfarah@gmail.com).

**Endodontic Explorers** DG-16 (used), 2 Star Dental & 1 Hu Friedy. 14.00ea & 11.00ea respectively. E-mail [im2near@yahoo.com](mailto:im2near@yahoo.com)

**Dental Assistant Needed** FT, experienced for Alhambra & Pasadena. email [alhambradental@hotmail.com](mailto:alhambradental@hotmail.com) call 714-400-7734

**ANAHEIM W/ REAL ESTATE** 5 ops. 1431 sq. ft. Retiring Seller. Low Overhead. Greg Beamer 909-542-4891

**Dental Equipment for Sale:** Pelton & Crane Chairs, Handpieces, Compressor, X-ray unit. Call 310-766-4597

**General dentist** needed. Located in Reseda. New Grads welcome. Please email [light691@gmail.com](mailto:light691@gmail.com).

**Planning to retire?** Highly skilled dentist looking to buy office or work as associate/Buy in. Email: [as7067@gmail.com](mailto:as7067@gmail.com)

**Increase productivity,** do not lose the fearful children. Pediatric dentist available to see them. (747)888-7388

**Associate dentist** needed, great pay \$\$!! El Paso, email [epdentist@gmail.com](mailto:epdentist@gmail.com)

**HIRING GENERAL DENTIST MISSION VIEJO** - Flexible Schedule, PPO and Medi-Cal Office w/4 Ops. Text Irina (949) 939-7831

**Dentist (GP)** needed in Hollywood. Part time. No endo, no surg extractions. Please email [ladds323@gmail.com](mailto:ladds323@gmail.com)

**Dental hygienist** needed in Glendale on Saturdays, Call (818)244-0299 or email [drmjkimdds@gmail.com](mailto:drmjkimdds@gmail.com)



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**6110 Pico Rivera** Whittier Blvd SENIOR RETIRE CASH BUSINESS Hi Visibility Shop Center Hundreds of merchants in sq mile 4 ops plumbed 3 equipped Rent \$3015 Estb 30 yrs Gr \$225k, hundreds of Latinos. Cash Business Call Tom Fitterer PPS 714-345-9659 Full price \$185k PPS says this office could be a, 2nd office

**Carestream SensorRVG** 6200, size 1 New. Unopened-sealed box 4500.00 Xray holder included, warrenty. Toothopin@aol.com

**For Sale** Dental office in Riverside CA. 1,180 sq 3 operatories with Dentrix and Dexis software Dexis sensor. New X ray machine, Only interested Buyers please text at 909-522-7733 or email at oreinaddsinc@gmail.com.

**Looking to** Purchase Hemet/Perris/Lake Elsinore 800K+ in collections. Min 4 chairs. Contact: Socaldent1@gmail.com

**Carestream RVG** 6200 Zize 1+2. New. Sealed package. 4500.00 ea. factory warranty + sensor holder pac, toothopin@aol.com



# LCF Practice Sales & Financing

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**It is a booming economy as Covid restrictions are being lifted!**

**Buyers are looking for practices with potential for growth.**

**Sellers – list your practices & 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 – JUST SOLD!

- Collections ~ \$250K. All Cash/PPO
- Lots of treatments for ortho prosthodontics & implants
- Professional suite close to Cerritos Mall. 3 eq.ops. + 1 plumbed

#### Gardena - General & Ortho

- Grosses ~\$1.7 M
- All Cash/PPO. No DentiCal. No HMO
- Absentee owner
- Refers out difficult endo, OS, pedo
- Freestanding bldg. facing main st.
- Across from busy strip mall. 7 ops

#### Los Angeles - New Listing!

- Collects ~ \$200 - \$230K
- ~85% FFS/PPO, ~ 15% Denti-Cal
- Associate run practice. 4 eq.ops.
- Strip mall, corner of intersection
- In Eagle Rock, off CA-2 & CA -34

#### Los Angeles – JUST SOLD!

- General & Ortho Practice
- Gross ~ \$1 Million. 7 eq. ops.
- ~95% PPO/Cash. No HMO.
- Strip mall w/anchor stores
- West LA, close to LAX, Inglewood

#### Long Beach: New Listing!

- Gross ~ \$350K
- High quality general & cosmetic dentistry
- DentiCal ~ 65%, FFS/PPO ~ 31%
- Strip mall at the corner of a large intersection. 3 equipped ops.

#### San Pedro

- 2021 Projections ~ \$850K
- All Cash & PPO. No Denti-Cal. No HMO
- Production generated primarily from 1 part time doctor & 1 hygienist.
- Stable pt base. Good recall program
- Shopping plaza with anchor stores.
- 3 eq. ops + 1 additionally plumbed.

### Riverside County

#### Indio - Starter Practice & Real Estate

- Practice can be sold together or separately from real estate.
- Beautiful office. Just built 2 years ago.
- Selling for a fraction of the cost to build out
- Large shopping center off freeway 10
- 9 operatories. ~4,000 sq.ft.

#### Murrieta - New Listing!

- Equipment & Leasehold
- Large shopping plz off CA-215 & I-15.
- Beautiful office with wall murals.
- 4 eq. ops + 1 plumbed op.
- Selling for a fraction of built out cost.

### Orange County

#### Foothill Ranch - New Listing!

- Shopping plaza surrounded by anchor stores & restaurants, off CA-241
- 2021 Projection ~ \$515K.
- All Cash/PPO. 3 eq. ops.
- Opens 3 days/wk. No weekends
- 20+ years goodwill. No marketing

#### Hawaiian Garden- Office Space

- Newly renovated office.
- Shopping center. 2 ops.
- Previous owner had 10+ years of goodwill.

#### Mission Viejo – Featured Practice

#### Established Practice & Real Estate

- Grossed ~ \$660K. All PPO/Cash
- Implants, Cerec & Invisalign
- Refers out complex ortho & O.S.
- Prominent professional suite.
- 3 eq. ops. +2 plumbed, ~2,170 sq.ft.

### San Bernardino County, CA

#### Rialto – Gross ~ \$350K

- 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 – Gross ~\$300K

- 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.

#### Upland – New Listing!

- General & Ortho Practice
- 2021 Projection ~ \$800K.
- High production. Seller retires.
- ~95% PPO/FFS, ~5% HMO/Cap.
- Brick modern plaza w/ample parking
- 6 eq. ops. Low Rent

### Imperial County

#### El Centro - High Production Office

- Large general & specialty practice
- ~50% Denti-Cal & 50% PPO/Cash
- Office at prime for growth/expansion
- Ideal for large corporations/government funded establishment

#### Practice Wanted:

Large PPO/Cash Practices  
 Practices in San Fernando Valley  
 Starter Practices at Good Locations  
 Practices in the East Bay Area

### Northern California

#### Fremont – Collections ~\$500K

- ~95% PPO, 5% CASH
- Opens 4 days/wk. 5 eq. Ops.
- Strip Mall. Seller Retires
- Refers out endo & complex ext.
- Seller willing to negotiate price

#### Pacifica

- Family practice of ~20 years
- Family oriented & high quality dentistry. Dr. sees 8-10 pts/day.
- Shopping center, close to junction SR 1 & SR 35.
- 2 eq.ops.+ 2 plumbed ops.
- 2020 Grossed ~ \$281K despite Covid shutdowns.

#### Sacramento – Featured Practice

- Practice & Real Estate for Sale
- Starter practice in large shopping center. 6 eq. ops. + 6 plumbed
- Close to Elk Grove off Freeway 99
- Seller retires. Location has many years of goodwill.
- New equipment: CT & Laser Scan

#### San Leandro

- Family Practice. All PPO/FFS
- 2021 Projections ~ \$250K
- Opens 3 days/wk
- Professional suite. 3 eq. ops. + 1
- Off freeway 185, close to shopping plaza & restaurants

#### San Francisco – JUST SOLD!

- 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 Jose – 2020 Grossed \$540K

- High production despite Covid shutdowns.
- Front street location. across from shopping center. East San Jose.
- Good management and cash flow
- ~70% FFS, ~15% Cash. No DentiCal

#### San Rafael

- 2020 Grossed ~ \$422K
- Mostly PPO/FFS. Opens 4 days/wk
- Family practice & quality dentistry
- Located in beautiful Marin County
- Fair Rent. 3 eq. ops.

#### Stockton – Practice & Real Estate

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

#### Union City– JUST SOLD!

- Excellent location.
- Large shopping plaza
- Grosses ~ \$540K on 3-4 days/wk
- 3 eq.ops. + 1 plumbed

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06/21

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# Dental Practices For Sale

## Serving you for nearly 40 years - Call Lou

### LANCASTER

Retiree 30+ yrs Goodwill. 1st Floor Location with Sign. 5 Ops. Large Patient Base with 4 days of Hygiene/wk. Steady Revenues of \$650k, specialty treatment referred and long-term staff. Bread and butter dentistry only. Ideal for multi-specialty. Add management and watch the \$\$\$ skyrocket.



### RIALTO

Shopping center location with Huge sign and visibility. Estab over 15 years goodwill. 4 ops plus room to expand. Seller works 1 day/wk with associate 3 days. Easy patient transfer. Annual gross revenues over \$800k and rising. Will sell quickly – call right away.

### LOCATION NEAR LAX

Location + Location + HUGE sign + thousands upon thousands of daily commuters + free standing/single-user building with EXPOSURE + Modern, paperless, digital office. 4 ops facility with room for 2 more. Turnkey (starter)

### RIALTO #2

Located on busiest Intersection, this GP and Ortho practice has over 15 years goodwill. Free-standing single/user building. 4 ops plus room to expand. Modern look. Operates as absentee ownership with Seller working 2 days per month so easy patient transfer. Some seller financing available.

### BAKERSFIELD

Practice & Building for Sale. Over 50 years of Goodwill. Private/PPO ONLY. No Promotion. Very stable income over \$800k. Large facility. & Exposure. Loyal patients. Seller transition available. Excellent fit for multi-specialty group or absentee owner. Long-term staff in-place.

### SAN FERNANDO VALLEY (upcoming Oct 1st)

Multi-specialty practice opportunity. Practice revenues over \$700k on PT sched. Modern office with super corner location and large exposure signs. 5 ops plus room for more. Ample parking; easy drive-up. This one has it ALL!

### SHERMAN OAKS (upcoming end of Sept)

Long-Established Private Practice. Retirees does bread-n-butter dentistry only! All specialty treatment referred. Busy hygiene program (4 days/week). 4 + ops. Stable revenues over \$740k on PT sched. Only serious inquiries please.

### EL MONTE

Building & Practice for Sale. Must see. Very affordable. Reach out to be placed on call-back list.

### DIAMOND BAR (upcoming Oct 1st)

Long-estab practice with revenues over \$750k.

**ORANGE:** Retiree with 25 years goodwill

**RIVERSIDE:** Revenues over \$400k part-time sched

**LAKEWOOD:** Long-estab private practice

**ROWLAND HTS:** Shopping Center location

**CANOGA PARK:** \$6K/month cap check

**ARROYO GRANDE:** Revenues of \$500k

**BELL:** Profitable gen

**CHINO:** Street-front with visibility

**LOS ANGELES:** Strip Center with walk-ins

**WEST COVINA:** Denti-cal primarily

**SOUTH GATE:** Retiree; Low cost; cheap rent

**CITY OF COMMERCE:** retail; visible; long-estab



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# Prime Dental Practices for Sale

Location	Asking Price	Summary Info
Coastal San Diego	\$899,000	4 ops. Stand alone dental building on corner lot in the premier San Diego Coastal community. Real Estate is also for sale. Majority of specialty work being referred out. Dream clientele, dream location, dream practice.
La Jolla	\$1,795,000	8 ops. 30 plus years of goodwill. Located in busy shopping center. High visibility, high quality, highly coveted practice. Many specialty procedures can be added. Solid net income as the collections far exceed the fixed overhead.
El Centro	\$749,000	6 ops. Established 24 years of goodwill. Excellent growth opportunity. Free standing office in prime location. New High Vac System. Established skillful staff with low turnover. Real estate/office available for eventual sale.
Escondido	\$499,000	3 ops. Stand alone, beautiful dental building. Real Estate is also for sale. All ortho being referred out - Invisalign can be added. Long term loyal staff wanting to stay on.
Vista	\$249,000	4 ops. 30 plus years of goodwill. Located in a premier professional building on 1st floor with prime visibility. Plenty of parking. Most all specialty work being referred out. Seller built out this location brand new 6 years ago so it is in pristine shape.
Alpine/Julian	\$199,000	3 ops. Small one day a week practice in small rural community. Incredible opportunity for growth and more days available for buying dentist to be there. A special practice in a special location that just needs a great doctor like you to take care of the patients.
Fallbrook	\$545,000	4 ops. Spacious office space with most specialty procedures being referred out including all ortho. Recently remodeled with new paint and flooring. Seller owns real estate and offers future purchase options.

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# **Practices for Sale**

## **Tustin**

**Private General Practice** - Dr retiring 4 operatories grosses over \$550,000/yr on 3 ½ days/week - digital xrays, 3D conebeam/pano, 2 global microscopes, and Dentrix computer system - Rent only \$3200/month inclusive - All equipment in great condition -

## **San Diego**

**Private General Practice** in Del Mar Heights area - Dr retiring after 31 years in this location - grosses \$900,000/yr on 4 days/week - all private insurance and cash - endo, surgery, ortho, implants referred out

## **Laguna Beach**

**Private General Practice** - Dr retiring 3 operatories grosses over \$800,000/yr on 4 days/week - digital xrays and Dentrix computer system - Rent only \$2700/month - over 50% DentiCal

## **Poway (and/or San Diego)**

General practice for sale with some Ortho - 2 GP operatories and 3 ortho operatories - Dr. retiring after 35 years - good 2nd practice or for a new grad - Grosses \$220,000 net \$150,000 - can be purchased with or without San Diego

## **Newport Beach**

**Premier Esthetic General Practice** - Dr retiring after 41 years - member AACD - 6 operatories in 2000 sq ft - grosses over \$1,600,000/yr on 4 days/week - 9 days hygiene/week - Dr prefers porcelain inlays/onlays on most teeth - will stay as an Associate - great match for **Prosthodontist** who likes esthetic dentistry -

## **Desert Hot Springs**

**Private General Practice** - a hidden gem practice - 3 ops in 1500 sq ft stand alone building - digital xrays and Panorex - grosses over \$500,000/yr on 4 days/week - very low overhead with high net profit - building also available to buy

## **Orange**

**Private General Practice** - Dr retiring - 3 operatories grosses approx. \$300,000/yr on 3 days/week and 3 days hygiene - great office for start-up or as a 2nd office

## **San Diego (and/or Poway)**

2 GP operatories and 3 ortho operatories - Dr. retiring after 35 years - good secondary practice or good for a new grad - Grosses \$250,000 but net income of \$120,000 - can be purchased with or without Poway office

## **Newport Beach**

**Private General Practice** - Dr retiring 4 operatories grossed over \$800,000 --> \$750,000/yr in 2019 on 4 days/week - 6 days of hygiene/week - digital xrays and Dentrix computer system



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# When it Comes to the Sale

## DENTAL PRACTICES FOR SALE

**DENTAL PRACTICES FOR SALE:** Bell, Bakersfield, Brentwood, Encino, Hesperia-Victorville, Huntington Beach, Lompoc, Los Angeles, Moorpark, Oxnard, Santa Clarita, Santa Maria, Sherman Oaks, Simi Valley and Upland.

**SHERMAN OAKS GENERAL PRACTICE FOR SALE:** Established in 1950, this practice has treated generations of patients from the same family. Practice currently averages \$550,000 per year in collections on four days per week with four days of hygiene coverage. Net income of \$135,000 per year. 44% of the practice production is from hygiene, exams and x-rays. Seller refers all oral surgery, all ortho, difficult endo and all perio surgery. The office has 5 equipped operatories and is computerized with Softdent software and digital x-rays. The practice does no marketing or advertising, does not accept any HMO plans or Denti-Cal and the practice gets 8-9 new patients per month. Seller is retiring. Asking \$350,000.

**UPLAND GENERAL PRACTICE AND OFFICE CONDO FOR SALE:** Practice has been established since 1953 and with the current owner for 33 years. Seller works two days per week with two days of hygiene coverage. Practice collects an average of \$350,000 per year. Seller refers all endo, all oral surgery, all ortho and all perio surgery and does not do dentures or veneers. Lots of potential for income growth. The office condo is also for sale at \$605,000. The office is 1,166 square feet with three equipped operatories plus a fourth that is plumbed but not equipped. Asking \$110,000 for the practice and \$605,000 for the condominium.

**CENTRAL COAST ENDODONTIC PRACTICE FOR SALE:** Twenty plus years of goodwill. Located in a professional building, the practice collects \$550,000 plus per year with a net income of \$350,000 per year on three and a half days per week. Strong referral base with 22 general dentists referring at least ten (10) patients per year. The practice averages 45 new patients per month. The office has four equipped operatories with full computerization, digital x-rays, Global microscope and CBCT scanner. Seller is retiring. Asking \$350,000.

**LOMPOC GENERAL PRACTICE FOR SALE:** Great family-oriented community in coastal Santa Barbara County. This practice has 40 years of goodwill in the town. The office collects an average of \$700,000 per year with an average net income of \$210,000 per year. Seller works three days per week but there are seven days of hygiene per week, completing over 50 hygiene appointments a week. Hygiene, exams and x-rays accounts for over 46% of the practice production. Seller refers all endo, all oral surgery, all perio and all ortho. Four equipped operatories with digital x-rays and Dentrix software. The office condo can be leased or purchased from the seller. Asking \$399,000.

**BAKERSFIELD GENERAL PRACTICE FOR SALE:** Well established family practice has consistently collected \$760,000 plus for the last five years with a net income of \$210,000 plus each year. Seller works four days per week. Hygiene has 60 plus hygiene recall patients per week. Seller refers all implant placement, most oral surgery, all perio surgery, all ortho and difficult endo. The office has four equipped operatories plus two additional operatories that are plumbed but not currently equipped. The office is computerized with Eaglesoft software and digital x-rays. The practice does no advertising, does not accept Denti-Cal or HMO plans. Motivated! Asking \$400,000. - SOLD

**SANTA CLARITA FEE FOR SERVICE PRACTICE FOR SALE:** 36 years of goodwill in the same location. Seller is retiring. Practice collects just over \$1,000,000 per year with an average net income of \$480,000/year. Seller works 4 days per week and has 4 days of hygiene per week. Seller refers all ortho, molar extractions, implant placement, all perio and all pedo. The office has 3 equipped operatories plus one additional operator that is plumbed but not equipped. No advertising, no Denti-Cal, no HMO and not in-network with any PPO plans. Asking \$625,000.-SOLD AT FULL PRICE

**HUNTINGTON BEACH FEE FOR SERVICE GENERAL PRACTICE FOR SALE:** Historically, the practice has collected between \$1.55-1.6M per year with a net income in excess of \$700,000. In 2020, the collections were \$1,340,000 with a net income in excess of \$600,000. Collections for this year are back to pre-COVID levels. Seller works five days a week and has double hygiene every day. The office has 5 equipped operatories and is fully computerized with digital x-rays, panoramic and Picasso laser. The seller is a Delta Premier only provider. Seller is retiring. Asking \$1,250,000. - SOLD AT FULL PRICE

**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. - SOLD

**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 Dentrix software in a free-standing building. The building is available for \$450,000. Asking \$500,000 for the practice. - BUILDING AND PRACTICE SOLD AT FULL PRICE

**BELL CLINIC PRACTICE FOR SALE:** Predominantly Denti-Cal patients and 100% absentee operated. Practice collected \$1.1M in 2019 and \$952,000 in 2020 with a corresponding net income for an owner-operator of \$486,000 and \$435,000, respectively. The office is located in a large shopping center with significant foot traffic. The practice sees general dental patients on 3 days per week and ortho patients one day per week. There are six equipped operatories. Asking \$650,000. - SOLD



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Beware of any broker promising 100% of gross collections, as those valuations are not attainable. Those numbers have not been seen for many years and even then they included the accounts receivable, which is trading your money for their money minus a commission. Don't allow greed to mislead. Have the facts. If your practice has been for sale for more than three months, something is wrong. If you are considering the sale of your practice, get references from your prospective brokers and call them to see what value they were given at the time of the listing, how long it took to sell the practice and, ultimately, at what price. Selling in a reasonable amount of time at full price suggests that the practice was realistically priced from the beginning and not a "bait and switch" listing technique. Remember, dental practice buyers are not that different from home buyers, those that are serious and qualified are out there looking. As a result, the first buyers are usually your best buyers.

Get the straight talk about practice sales from someone that knows. Call Kurt Skarin of Lee Skarin and Associates at **805-777-7707**.



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### #1148 Coastal LA County

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### #1149 Long Beach

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- **SOLD!** Chula Vista | \$415,000 | 5 ops | Updated, modern practice in nice medical building. Call Tim!
- **NEW!** Santee | \$195,000 | 7 ops | Modest GP with substantial real estate available. Call Tim at (714) 272-8404.
- **Newport Beach** | \$485,000 | 5 ops | Contemporary office near Fashion Island. Call Tim at (714) 272-8404.
- **IN ESCROW!** Rancho Mirage | \$1,200,000 + RE | 7 ops | Very profitable, well managed practice. Call Tim!
- **San Bernardino County Endo** | \$510,000 | 2+ ops | Profitable in Busy Retail Center. Call Tim at (714) 272-8404.
- **IN ESCROW!** Palm Desert | \$1,100,000 | 8 ops | Super Premium, Fee for Service practice. Call Tim at (714) 272-8404.
- **Palm Springs** | \$295,000 | 4 ops | Golf capital of the world! All digital, modern practice. Call Tim at (714) 272-8404.
- **Garden Grove & Irvine ENDO** | \$755,000 | 5 ops | Two endo practices. Call Tim at (714) 272-8404.
- **Agoura Hills** | \$225,000 | 3+ ops | Fast-start practice in upscale area! Call Ken at (805) 338-5850.
- **IN ESCROW!** Glendora | \$230,000 | 3 ops | Established GP in shopping center, off 215 FWY. Call Ken at (805) 338-5850
- **SOLD!** Beverly Hills | \$450,000 | 3 ops | 5 Star practice downtown with great lease! Call Eddie at (310) 595-0203.

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- **Ventura** | \$455,000 | 4 ops | Beautiful, high-tech GP in prominent building! Call Ken at (805) 338-5850.
- **IN ESCROW!** Ventura | \$385,000 | 3 ops | Room to expand in well managed, profitable GP. Call Ken at (805) 338-5850.
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- **IN ESCROW!** Oxnard Turnkey | \$105,000 | 4 ops | Cozy office in modern highrise! Call Ken at (805) 338-5850.
- **SOLD!** Ventura | \$450,000 | 4 ops | In busy shopping center. Low overhead! Call Ken at (805) 338-5850.
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- **Santa Barbara** | \$99,000 | 3 ops | 44 year established with room to grow. Call Darren at (805) 878-0633.
- **Northern Santa Barbara County** | \$295,000 | 3 ops | Profitable Pediatric and GP in busy area! Call Darren!
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- **IN ESCROW!** Santa Maria | \$1,135,000 | 4 ops | Great GP with RE in growing area. Call Darren!
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## Central

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- IN ESCROW! Santa Cruz | \$1,150,000 | 4 ops | Exceptionally profitable, state of the art GP! Call Brian!
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**BREA** – Well established general practice located one story professional building w/ 5 equipped operatories in a 2,088 sq. ft. office. On a major street of the city. Seller works 1 day/wk with 3 Associates 1 day/wk each. Sees approximately 25-27 new patients/mo. Does minimal advertising. Income source is Cash/PPO/Some Cap. It's computerized with Dentrux software and XDR X-ray. **Projecting \$565K for 2021. Buyer's net of \$195K.** Beautiful build out. **Property ID #5362.**

**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 and projecting \$933K for 2021. Currently averaging \$77K/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.**

**HACIENDA HEIGHTS** – General practice with over 40 years of goodwill is located in a medical professional building on the first floor and the first doctor's office you encounter walking through the main entrance. Lease is all-inclusive. The practice consists of 5 equipped operatories with Eaglesoft software and digital x-ray. The seller is currently working 4 days/wk with associate 1x/mo. See approximately 10-15 new patients/mo. 100% patient referral. **Currently averaging \$52K/mo.** Please contact your CPS Broker for more information. **Property #5361.**

**PALMDALE – Price Reduced!!** Established in the 1960's, this practice is located in a 2 story building. Seller is currently working 3 days/wk with 4 days/wk of hygiene. Sees approximately 10-11 new patients/mo. PPO and Cash Only. 100% patient referral. Consists of 5 equipped operatories with DentMax software. **Projecting \$540K for 2021. Currently averaging \$45K/mo.** Contact your CPS Broker for more information. **Property # 5360.**

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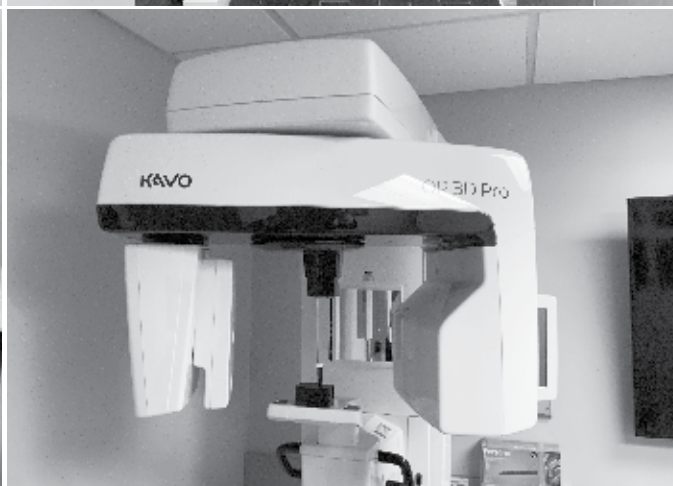


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- Patient referral and minimal advertising
- Excellent practice

Please contact your CPS Broker for more information **Property ID# 5332.**

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

# CALIFORNIA

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### KERN, VENTURA & SANTA BARBARA COUNTY LISTINGS

**SANTA MARIA in SANTA BARBARA COUNTY** - Established in 1979, this General Practice is located in a medical condo building. In a rural community that is much more insulated to the pandemic. Safer environment for the family and to raise children. 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 2 days/wk with 2 days/wk of hygiene for now. Sees approximately 14 new patients/mo. Fee for service practice. **Pre-Covid grossed \$764K in 2019 and projecting \$725K for 2021. Currently averaging approximately \$60K/mo. Projected Buyer's Net of \$280K.** With low overhead and better fee schedule, work less, make more. Great opportunity. 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 and projecting \$764K for 2021. Projected Buyer's Net of \$234K.** PPO & Cash only. **Averaging \$66K per month.** Please contact your CPS Broker for more information. **Property ID #5349.**

### LOS ANGELES COUNTY LISTINGS

**BEVERLY HILLS** - *Price reduced!! 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.**

**EAST LOS ANGELES** - Beautiful remodeled general practice located in a one story corner front retail building. Absentee owner. This practice has approximately 50 years of goodwill. The office consists of 6 eq. ops and digital x-ray with Eaglesoft software. GP Associate sees approx. 8-12 patients/day with 1 day/month of Ortho and Implant. **Projecting \$614K for 2021. Projected Buyer's Net of \$280K.** Reasonable rent for the area. Please contact your CPS Broker for more information. **Property #5365.**

**GRANADA 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. **Currently averaging \$25K/mo.** 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.**

**HACIENDA HEIGHTS** - General practice with over 40 years of goodwill is located in a medical professional building on the first floor and the first doctor's office you encounter walking through the main entrance. Lease is all-inclusive. The practice consists of 5 equipped operatories with Eaglesoft software and digital x-ray. The seller is currently working 4 days/wk with associate 1x/mo. See approximately 10-15 new patients/mo. 100% patient referral. **Currently averaging \$52K/mo.** Please contact your CPS Broker for more information. **Property #5361.**

**HUNTINGTON PARK** - *Real Estate or Lease Option with Leasehold Improvements!* This office is located on the first floor of a two story free standing building. Corner location with great foot traffic and street visibility. The new built-out office has 6 equipped operatories and 4 plumbed not equipped. This practice has been an icon in the community since 1964. The second floor has 8 rental units that are being completely rebuilt. Has large gated parking lot. Please contact your CPS Broker for more details. **Property ID #5368.**

**LAWNDALE (GP)** - Long established General practice with 8 equipped operatories located in a single free-standing building. 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. The practice is currently averaging \$55K/mo. Please contact your CPS Broker for more details. Property ID #5347.**

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## and Appraising of Dental Practices



Juana Dominguez  
Executive Administrator

**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 Dental. Practice consists of 3 equipped operatories in an approximately 1,032 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.**

**PALMDALE – Price Reduced!!** Established in the 1960's, this practice is located in a 2 story building. Seller is currently working 3 days/wk with 4 days/wk of hygiene. Sees approximately 10-11 new patients/mo. PPO and Cash Only. 100% patient referral. Consists of 5 equipped operatories with DentMax software. **Projecting \$540K for 2021. Currently averaging \$45K/mo.** Contact your CPS Broker for more information. **Property # 5360.**

**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 and projecting approximately \$1.1M for 2021. Buyer's net of \$628K. Currently averaging approximately \$92K/mo.** Beautiful office with 36 years of goodwill. Please contact your CPS Broker for more details. **Property # 5337.**

**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. Dental/Cash/PPO. **Currently averaging approximately \$34K/mo. Buyer's net of \$185K.** Great opportunity. Please contact your CPS Broker for more information. **Property ID #5341.**

### ORANGE COUNTY LISTINGS

**ANAHEIM (Leasehold Improvements and Equipment + Real Estate)** - The dental suite is located in a single-story medical complex consisting of multiple buildings. There is plenty of private parking, and our condo has wheelchair access. Additionally, it is the first building with street visibility and positioned in the corner of that building. It's conveniently located off the freeway. This practice is consists of 4 equipped operatories in a 1,174 square feet suite. The practice is plumbed for nitrous and oxygen, though the current Seller has never used it. Some patient charts and records included but not guaranteed. Please contact your California Practice Sales Broker to schedule a visit to the office before this rare opportunity to own your real estate is gone. **Property ID #5364.**

**BREA - Leasehold Improvements and Equipment Only!** This practice is located right off freeway on a major street of Brea. Has great signage. The office consists of 4 equipped operatories with digital x-ray on the first floor of a 2 story professional building. Reasonable rent for the area. Some patient charts and records included but not guaranteed. Please contact your CPS Broker for more information. **Property ID #5356.**

**BREA** – Well established general practice located one story professional building w/ 5 equipped operatories in a 2,088 sq. ft. office. On a major street of the city. Seller works 1 day/wk with 3 Associates 1 day/wk each. Sees approximately 25-27 new patients/mo. Does minimal advertising. Income source is Cash/PPO/Some Cap. It's computerized with Dentrix software and XDR X-ray. **Projecting \$565K for 2021. Buyer's net of \$195K.** Beautiful build out. **Property ID #5362.**

**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 Dentrix 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 and projecting \$933K for 2021. Currently averaging \$77K/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.**





Fred Vuittonet, V.P.  
Lic #01363583

# CALIFORNIA

## Specializing in the Selling

**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 Dentrix software. **Pre-Covid grossed \$1.1M in 2019 and projecting \$1.3M for 2021. Averaging \$114K/mo. Projected Buyer's net of \$359K.** Please contact your CPS Broker for more information. **Property ID #5352.**

**IRVINE – PEDO/ORTHO** practice located in a two story retail shopping center surrounded by new homes developments. Established in 2008. The office consists of 6 chairs in open bay with 4 equipped operatories and 1 plumbed not equipped in a approx. 2,800 sq. ft. suite. Seller works 4 days with 2 days/wk of Ortho. Sees approx. 80-85 new patients/mo. **Projecting \$1.9M for 2021.** Please contact your CPS Broker more details. **Property ID #5367.**

**IRVINE – Turn-Key** general practice located in a 3 story medical building. Parking on 1st floor. This office consists of 3 equipped operatories in an approx. 1,100 sq. ft. suite. Seller is currently working 2-4 days/wk. PPO & Insurance only. 100% patient referral. Please contact your CPS Broker for more details. **Property ID #5371.**

**LAGUNA HILLS (COMING SOON) –** Established in 2003 this practice is located in a single story shopping with 4 equipped operatories. Seller will be focusing in primary office. Please contact your CPS Broker for more details. **Property ID #5290.**

**SAN CLEMENTE –** Beautiful well established general practice with 17 years of goodwill. This practice is located in a one story free standing building with large ample parking. Has great signage. Seller is the landlord. Currently the Seller is only Diagnosing and Associate works 3 days/wk. Sees approximately 20-30 new patients/mo. Cash /PPO/Very little Cap. The practice consists of 8 spacious ops with Genesis software in a 3,200 sq. ft. office. **Projecting \$840K for 2021. Projected Buyer's net of \$248K.** Please contact your CPS Broker for more details. **Property ID #5297.**

**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 and projecting \$1.2M. Projected Buyer's Net of \$454K. Currently averaging approximately \$100K/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 Dental. 100% patient referral. **Currently averaging approximately \$40K/mo.** 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 2-5 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.**

**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 projecting \$334K for 2021. Property ID 5342.**

**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 and projecting \$915K for 2021. Projected Buyer's Net of \$261K. Currently averaging \$65K/mo.** Great practice opportunity to own the practice and building. Please contact your CPS Broker for more information. **Property ID #5340.**

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## and Appraising of Dental Practices



Dan Parnell, V.P.  
Lic #00901038



### RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

**MURRIETA** - General practice with 5 equipped ops., and 2 plumbed not equipped in a 1,850 sq. ft. suite. Located in a two story building. Established in 2004. Seller works 4 days/wk with Associate 2 days/wk and 5 days/wk of hygiene. Sees approximately 20-40 new patients/mo. PPO and Cash Only! Does minimal advertising. **Projecting \$971K for 2021. Please contact your CPS Broker for more information. Property ID #5366.**

**PALM DESERT (COMING SOON)** - General practice established circa 1992 located in a 2 story professional building. The practice consists of 7 equipped operatories. Projecting \$1.7M for 2021. Please contact your CPS Broker for more details. **Property ID #5372.**

**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/mo. 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 COUNTY LISTINGS

**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 and projecting \$2.3M for 2021. Projected Buyer's Net of \$1M.** 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. **Projecting approx. \$849K for 2021. Net of \$262K. Currently averaging approximately \$70K/mo.** Please contact your CPS Broker for more information. **Property ID #5348.**

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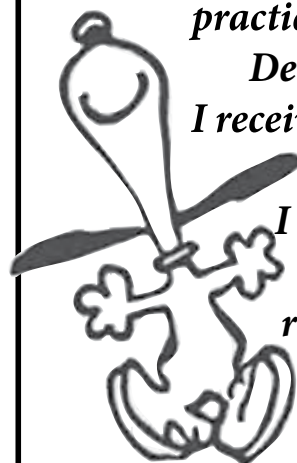
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(619) 694-7077  
38 years in business



Kim Ta  
License #02085576  
(408) 687-5001  
16 years in business



Jim Engel  
License #01898522  
(925) 330-2207  
47 Years in Business

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### SOUTHERN CALIFORNIA

**BAKERSFIELD** - 5 equipped Ops, over 30 years goodwill, and 2 Associate Dentists. 2020 Collections were \$1M+ with 6 days of hygiene per week, digital X-Ray. Located in a medical/dental area. #CA2587- Steve Caudill - 951-314-5542 <http://www.HenryScheinPPT.com/CA2587/>

**BAKERSFIELD** - 6 Ops, 40 years goodwill, with a great reputation in the area. 6 days of hygiene and most specialty work referred. There is digital pano and digital x-rays. 2019 GR \$600K. The real estate is also for sale. #CA1274- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA1274/>

**BURBANK** - Big opportunity for a large practice merger. 6 Op general practice. Seller is looking to retire with 31 years of goodwill. The office has 1 year lease available and 6 days of hygiene per week. Doctor refers out all specialties and is open to doing a long transition and all financing options. #CA2632- Thinh Tran - 949-533-8308 <http://www.HenryScheinPPT.com/CA2632/>

**COASTAL ORANGE COUNTY - NEW LISTING** - Beautiful practice located in one of the most desired areas of Orange County. The suite has 5 plumbed Ops with 4 equipped and a spacious doctor's private office area. The practice features digital x-rays, digital pano, with Open Dental software. The 2019 GR were over \$1M. The practice has room to grow and is located in a well-established neighborhood with restaurants and shopping across the street. This practice offers the ideal California lifestyle for those who want it all. #CA2787- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA2787/>

**HUNTINGTON BEACH - PRICE REDUCED FOR QUICK SALE!** Highly desired location on a main street, 5 Ops, Digital x-rays, and a strong hygiene program. This nicely appointed, mostly cash practice is a much sought-after area and offers excellence in dental care to a well dental-educated patient base. 2019 GR \$604K. #CA685- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA685/>

**INDIO** - 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 <http://www.HenryScheinPPT.com/CA2619/>

**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 <http://www.HenryScheinPPT.com/CA671/>

**LOS ANGELES** - 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, room to grow adding days. Highly desirable location. #CA2493- Jaci Hardison 714-318-4911 <http://www.HenryScheinPPT.com/CA2493/>

**MONTEBELLO - NEW LISTING** - Don't miss this 3 Op practice located in a very busy strip center with great signage. Our seller is ready to retire and currently has 2 associates seeing patients 4 days per week. Practice utilizes Digital x-rays and all specialty work is being referred out, so there is room for growth keeping the endo, perio, and oral surgery in-house. #CA2786- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA2786/>

**ORANGE COUNTY - NEW LISTING** - Nicely appointed 4 Op practice located on a main street in a highly sought-after city. This practice offers the new owner many opportunities for growth with higher-end production such as implants being done in-house. Most specialties are referred out such as endo, pedo, ortho, and some perio. The practice has been established for over 34 years and has digital pano. This is a mostly FFS/Cash practice with 2 days of hygiene per week. GR \$742K. #CA2704- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA2704/>

**ORANGE COUNTY - PRICE REDUCED!** Convenient 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. Denti-Cal/PPO. Great potential, low asking price \$150K. A must-see. #CA1728- Jaci Hardison 714-318-4911 <http://www.HenryScheinPPT.com/CA1728/>

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

**OXNARD** - Very nice practice located in professional building in a great area with 4 Ops and Digital x-rays, opened 2+ 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

**OXNARD** - 7 Ops, very nice office, office building, 2nd floor. Bought practice in 9/98, paperless practice with 4 work stations, digital, 11 days hygiene per week, 2019 GR of \$1.55M. #CA1829- Steve Caudill - 951-314-5542

**PALMDALE/LANCASTER - NEW LISTING** - Beautiful 7 Op office in a fast-growing community with many new businesses including the aerospace industry moving to this area. The practice has a wonderful reputation in the area and is paperless with Dentrax PMS and digital x-rays, with 8 days of hyg./week and a dedicated staff. Room to grow by adding specialty procedures that are currently referred out. GR \$1.1M. #CA2612- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA2612/>

**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 <http://www.HenryScheinPPT.com/CA691/>

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16 Years in Business



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31 years in business

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**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 excellent access for patients to walk from the adjoining neighborhood. #CA1050- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA1050/>

**SANTA BARBARA** - Very strong practice with 4 Ops with digital x-rays and 5 hygiene days per week. The practice location is nothing short of amazing. Room to grow as most specialty work is referred out. 2019 GR of \$790K with attractive buyer's net. This is a practice you won't want to miss. #CA2722- Kerri McCullough - 949-300-0312 <http://www.HenryScheinPPT.com/CA2722>

**SANTA BARBARA** - 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 <http://www.HenryScheinPPT.com/CA2531/>

**TORRANCE - NEW LISTING** - General Dentistry practice with 3 Ops and older equipment in nice shape. Great location near hospital on a busy, main road. This practice is ready to take to the next level, adding technology of your choosing! Our seller is ready to retire leaving a legacy of 34 years of caring for patients in the area. 2019 Gross Receipts of \$300K with low expenses. The practice has room to grow with marketing and adding specialty procedures that are currently referred out. Priced to sell. #CA2807- Jaci Hardison 714-318-4911 <http://www.HenryScheinPPT.com/CA2807/>

### SAN DIEGO

**DEL MAR - NEW LISTING** - General Practice 4 Ops, Digital x-rays, and Open Dental PM Software. Our seller is a conservative practitioner who is eager for a quick sale. The practice has 4 days of hygiene per week and refers out most specialty work. This is an excellent opportunity in a very desirable location. #CA2724- Russell Okihara - 619-694-7077 <http://www.HenryScheinPPT.com/CA2724>

**SAN DIEGO** - Excellent location and opportunity. 4 Ops with Adec equipment. Computerized in each op with EagleSoft, IQS, 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

### NORTHERN 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 <http://www.HenryScheinPPT.com/CA1218/>

**CENTRAL VALLEY/MODESTO - NEW LISTING** - 8 Ops GP, high visibility retail, 20+ years Goodwill, Dentrux, digital, IO Cameras, soft/hard tissue lasers, 3,300+ active patients, 24+ new patients/month, 4 days/week Hygiene, 18.5 hour Dr. work week. 2019 GR \$852K, 2020 84% of 2019. #CA2721- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA2721/>

**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 <http://www.HenryScheinPPT.com/CA2006/>

**MODESTO AREA - PRICE REDUCED!** 5 Ops, 62 years goodwill in established neighborhood. Dentrux, 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 <http://www.HenryScheinPPT.com/CA635/>

**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 <http://www.HenryScheinPPT.com/CA2614/>

**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. Act fast, this practice will sell quickly! #CA650- Kim Ta - 408-687-5001

**SANTA CRUZ/APTOS PERIO - NEW LISTING** - 4 Ops, 1350 sq. ft. in quaint town nestled between the redwoods and the sea. Seller retiring 27 years goodwill. Paperless, Practice Management software, digital x-ray, digital pan, CBCT, nitrous. Averages 30 new patients per month. Real estate is also available for sale. #CA2725- Kim Ta - 408-687-5001 <http://www.HenryScheinPPT.com/CA2725/>

**SANTA CRUZ COUNTY - NEW LISTING** - Beautiful 4 Op practice just minutes from the beach and hiking trails. Dr. is retiring with 40 years goodwill. Highly desirable community with excellent visibility in a small commercial strip mall, free ample parking and located at one of the busiest intersections in town. 2019 GR of \$392K on a 3.5 days/wk. seeing 6-8 patients per day and 5 NP/mo. without any advertising. Office has 4 Ops, Digital Pano and X-ray, and CEREC CAD/CAM. #CA2822- Kim Ta - 408-687-5001 <http://www.HenryScheinPPT.com/CA2822/>

### NORTHERN CALIFORNIA

**ALAMEDA COUNTY SOUTH ORTHO- NEW LISTING** - This small but great neighborhood practice boasts over 30 years of goodwill. 2020 Revenues of \$505K with over 50% net profit on a 24 hour workweek. 3 open bay chairs in 890 sq. ft., below-market rent, Orthowave PMS, and Digital Pan/Ceph. Small staff and low overhead drives this practice worthy of any first-time buyer or a satellite office for veteran owners. Like so many Ortho practices, Covid-19 shutdown has nearly no negative effect on this office! #CA2785- Jim Engel - 925-330-2207 <http://www.HenryScheinPPT.com/CA2785/>

**EAST BAY AREA PEDO** - 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 <http://www.HenryScheinPPT.com/CA2523/>

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**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 <http://www.HenryScheinPPT.com/CA656/>

**FAIRFIELD AREA - NEW LISTING** - Great production numbers at this single-practitioner, high-traffic count GP location that shows as a high-end practice. Surrounding area in constant growth with new housing developments. 38+ years of Goodwill in a 3,000 sf office with 7 Ops, Dentrax, Digital sensors, intra-oral cameras, Digital CBCT/Pano and average age of equipment under 5 years. 1,800+ active patients, 23 -25 NP/mo., with 8 to 10 Hygiene days/wk. Room for growth with specialties referred out. 2019 GR \$1.7M on a 36 hour work week, 2020 (COVID year) was at 80% of 2019 production and 2021 is on track to exceed \$1.75M. Seller may work back for a short time. #CA1824- Jay Harter 916-812-0500 <http://www.HenryScheinPPT.com/CA1824/>

**FREMONT ORAL SURGERY - NEW LISTING** - This great practice has a strong presence in the community, open since 1987. 4 Ops in approx. 2,000 sq. ft. with average age of equipment 7-10 years old. Digital X-Ray, Panoramic, nitrous oxide & IV sedation equipment included. Carestream WIN/OMS Software with 10 computer workstations and paperless charts in process of completion. 2019 Revenue of \$548,000 on a 3.5 day work week with very solid post-COVID recovery. Great upside opportunity for any Oral Surgeon looking to practice in this diverse, high-tech community. #CA2754- Jim Engel - 925-330-2207 <http://www.HenryScheinPPT.com/CA2754/>

**GREATER SACRAMENTO** - 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. 100% 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, Dentrax, 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 <http://www.HenryScheinPPT.com/CA1713/>

**HAYWARD - NEW LISTING** - A great neighborhood practice and RE opportunity on one of the city's busiest streets. Established in 1978 in a 1,300 Sq. Ft., single-story condo boasting 4 fully equipped and updated treatment rooms. Digital X-Ray and XL Dent Software with workstations throughout. Newly installed HVAC System and updated facility throughout. 3 year average revenue of \$685K with pre-Covid collections over \$730K and recovering well in 2021. Nearly all specialties referred out and priced right for the right buyer. #CA2771- Jim Engel - 925-330-2207 <http://www.HenryScheinPPT.com/CA2771/>

**LAKE TAHOE AREA - GP PRACTICE AND INVESTMENT OFFICE BUILDING...** Rural lifestyle GP practice away from the city in outstanding and growing resort community, with a multi-tenant investment dental office building available. 37+ years of Goodwill in 1,586 SF w/4 Ops, Softdent w/7 workstations, fiber optics, Dexis Platinum digital sensors, & intra-oral cameras. Seller reports over 1,500 active patients in past 18 months, average 10 - 12 NP/mo, 5 - 6 Hygiene days/week, booked ~6 mo. in advance, & Dr. schedule booked ~3 wks. in advance. Room for growth w/most specialties referred out. 2019 GR \$759K on 32-hour week. 2020 GR \$648K. Dental office building with stable multi-tenant to help cover facility expenses, also available for sale with practice. #CA1715- Jay Harter 916-812-0500 <http://www.HenryScheinPPT.com/CA1715/>

**LAKE TAHOE AREA** - Wonderful resort and waterfront located GP dental practice in an attractive and professional-looking building with operatories and a deck overlooking Lake Tahoe. Over 43 years of Goodwill established, 2,100 sq. ft. suite, good hygiene recall patient base with 6 hygiene days/week. Seller reports only 34 total Delta Premier patients. 5 Ops (with a 6th plumbed), 2 Intra-Oral Cameras, 2 Schick digital sensors, CAESY Patient Ed Software, Polaroid Imaging System, the Wand, Zoom Laser Whitening, and a film-based Pano. Good opportunity for a new GP to grow endo, implant, and ortho. Practice asking price is below recently obtained professional valuation. 2019 GR \$685K on only 22 Dr. hours per week. #CA608- Jay Harter 916-812-0500 <http://www.HenryScheinPPT.com/CA608/>

**NORTHERN CALIFORNIA PERIO** - Perio practice in a beautiful Northern CA area, in business for 28 years. 4 Ops with consultation room in a 1,400 sq. ft. facility, off 101 freeway. Upgraded technology including Digital x-ray, CBCT Pano x-ray, LANAP, IV Sedation, and paperless with Eaglesoft. Increasing revenue over the years. 2019 GR above \$900K. Averaging 20 NP/mo., drawing from a large geographic area with few periodontists in the region. The seller is offering a smooth, supportive transition. #CA1553- Gina Miller - 707-391-7048 <http://www.HenryScheinPPT.com/CA1553/>

**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, Dentrax 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 <http://www.HenryScheinPPT.com/CA1745/>

**OAKLAND - NEW LISTING** - Incredible Goodwill of over 45 years in this Pill Hill area of Oakland, within walking distance of BART. 2019 Revenue of \$473K on a 4 day work week with Post-Covid recovery to \$595,000 in 12 months since reopening. 3 Ops in approx. 1,500 sq. ft. with Digital X-Rays and Digital Panoramic. Carestream PMS with 6 workstations, Intraoral Camera & Fiberoptics. Seller owns the stand-alone building and offering a great long-term lease. #CA2839- Jim Engel - 925-330-2207

**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 32 hrs. 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 - PRICE REDUCED BY \$100K UNDER VALUATION APPRAISED PRICE!** Modern GP Practice in a busy part of town with 7+ years of Goodwill. 5 Ops, 4 equipped, Dentrax, 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. 2021 on track to produce over \$620K. Seller can work back P/T if needed. #CA1742- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA1742/>

**ROSEVILLE/CITRUS HTS. AREA - NEW LISTING** - Highly established 6 Op practice in a high-traffic retail area. Efficient space layout in ~2,250 sq. ft. professional & dental office building, 13 years of Goodwill, Carestream SoftDent with 6 workstations, digital x-ray, intra-oral cameras, and soft tissue lasers. Seller reports over 1,100 active patients in the past 18 months, averaged 26 NP/mo., 5 days of Hygiene per week, with Dr. scheduled out 2 to 3 weeks in advance. Room for growth with most specialties referred out. 2019 GR \$667K and 2020 GR was \$669K (in excess of prior non-COVID year), all on a short 21 hour work week. Seller will work back for up to 1 year to transition. #CA2749- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA2749/>

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**SACRAMENTO - NEW LISTING** - Huge \$70K price reduction on a must-see GP opportunity... Seller is highly motivated to retire! 5 Op practice in an attractive and efficient space layout... and own your own space in the purchase of ~1,400 sq. ft. share of a large, high-valued professional multi-tenant dental office building. Busy retail, medical, and dental area with easy access to Highway 50. This practice features nearly 50 years of solid/predictable Goodwill, Datacon Software with 8 workstations, digital x-ray, and access to a large conference room for meetings. 2019 production results boasted over 1,800 active patients, averaged 5 to 6 NP/mo., 6 days of Hygiene/wk., and \$697K GR on a 3.5 day per week average Dr. work week. Room for growth with all specialties being referred. Production has averaged approximately \$41K/mo. for the (post-COVID closure) period of July 2020-January 2021. Seller would work back to assist Buyer in transition. Additional unique possibility of 1st right of refusal on adjoining suite and GP practice in 2 to 5 years to allow for planned growth and further expand the practice patient base and number of Ops. #CA2620- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA2620/>

**SAN JOSE** - Beautiful West Valley practice established for over 35 years. 2019 GR of \$1.3M+ with Adjusted Net of 38%. 6 fully equipped Ops housed in 1,850 well-decorated square feet. Paperless Charts, Digital X-Ray, Digital Pan, CAD/CAM, and Diode Laser. Upscale Multi-Tenant office building near major shopping complex. Seller will stay on part-time if needed, but will work towards a very smooth transition. #CA1140- Jim Engel - 925-330-2207 <http://www.HenryScheinPPT.com/CA1140/>

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

**SAN MATEO - NEW LISTING** - This gorgeous family practice has been established for over 30 years in a densely populated, desirable location. Average \$1.4 M in Gross Revenue on a 4 day work week. This turn-key practice is fully equipped with state-of-the-art technology, including CEREC, Digital 2D/3D Pan, Digital X-ray, I-Tero Scan, Microscope, Laser, intra-oral camera, and Paperless with Dentrux. Spacious 2,226 sq. ft. suite with 5 Large Ops, dedicated long-term staff and patients. Seller owns the stand-alone building with patient parking and will offer a lease. COVID Safety updates include negative air intake in each roomy Op. Don't miss out on capitalizing on this full-service positive energy vibe practice. Retiring dentist is offering a smooth transition. #CA2596- Gina Miller - 707-391-7048 <http://www.HenryScheinPPT.com/CA2596/>

**SONOMA COUNTY - NEW LISTING** - Priced below Market Value, 3-year historical consistency-Above \$1M Gross Revenue. Established location and Goodwill for over 30 years. Bread and butter practice referring specialty work out. Pre-booked-5 Days of Hygiene, digital X-rays, computerized throughout with Softdent, and Digital Pano. Working in 4 garden view Ops, approx. 1,155 sq. ft. with an opportunity to expand and join adjacent space (previously a dental office) approx. 1,580 sq. ft., 4+ plumbed Ops. Overall rent and expenses are low. Seller owns both suites with options to lease or purchase. Priced to sell quickly. The seller is available for support and a smooth transition. #CA2790- Gina Miller - 707-391-7048 <http://www.HenryScheinPPT.com/CA2790/>

**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 <http://www.HenryScheinPPT.com/CA2594/>

**SONOMA COUNTY** - Large Family Practice with over 32 years of goodwill. Solo dentist owner with in-house specialists. 2019 GR over \$2.3M. Free-standing highly visible real estate for sale or lease. 72 NP/mo and 10 hygiene days/wk. Modern and high-tech, Digital, Paperless. Seller will work back for smooth transition. #CA544- Gina Miller - 707-391-7048 <http://www.HenryScheinPPT.com/CA544/>

**VACAVILLE AREA - NEW LISTING!** Highly established 3 Op practice with 4th Op plumbed but not equipped. Attractive and efficient space layout in approximately 1,086 sq. ft. in a multi-tenant professional and dental office building, 45 years of practice Goodwill, Dentrux with 5 workstations, digital x-ray, intra-oral cameras, electric handpieces, all in a paperless office. Seller reports over 1,260 active patients in the past 18 months, averaged 5.5 new patients per month, room for Hygiene growth (Dr. completes his own Hygiene), and most specialties referred out. 2019 GR \$723K and 2020 GR was \$609K (approximately 84% of prior non-COVID year) on a 30 hour work week. Seller will work back to assist Buyer in transition. #CA2748- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA2748/>

**VACAVILLE AREA - PRICE REDUCED BY OVER \$35K!** Seller will work back for up to 6 mo. following sale! Great, centrally located, and high traffic location with 28 years of Goodwill. 5 Ops in 1,700 sq. ft. with 3 computer workstations, film-based pano, and Dentrux. Good hygiene recall patient base, with hygiene booked 6 months out, with an average of 36 hygiene hours per week. 2018 & 2019 GR both over \$555K on a 32 hour week, and production in 2020 (COVID year) was over 75% of 2019 production. #CA645- Jay Harter - 916-812-0500 <http://www.HenryScheinPPT.com/CA645/>

### OUTSIDE OF CALIFORNIA

**BIG ISLAND, HAWAII** - 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 <http://www.HenryScheinPPT.com/HI1929/>

**PORTLAND, OREGON - NEW LISTING** - Great location and visibility on a major Portland thoroughfare. Solid practice with 20 years of goodwill, nestled within a Professional building. Office is sparkling clean, turn-key, and ready for a new buyer. Seller is available to assist with transition. 4 spacious ops with 1 add'l plumbed, currently used as storage. Dentrux, Cliniview, Panoramic X-ray, Laser, Digital X-rays, and IO camera. GR \$646K in 2019 with 50% Medicaid. #OR2757- Jessica Burbon - 503-332-6462 <http://www.HenryScheinPPT.com/OR2757/>

**SOUTHERN OREGON - NEW LISTING** - Beautiful and turn-key office features all the bells and whistles. Located in a highly desirable area of Southern Oregon in a suburban growing community. Features five (5) Ops, Paperless with EagleSoft, CEREC, Laser, and much more. Doctor is available to stay on for a mutually agreed upon transition prior if buyer desires. 2020 Collections \$1.5M. #OR2688- Jessica Burbon - 503-332-6462 <http://www.HenryScheinPPT.com/OR2688/>

**SOUTHERN OREGON** - 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 <http://www.HenryScheinPPT.com/OR2574/>

**TRI-CITIES, WASHINGTON - NEW LISTING** - Small modified start up, fully equipped and ready to re-open. Access to 1500 patient records, Open Dental software, laser, x-ray sensors and the ability to assume the Delta Dental fee schedule. Desirable location and very affordable rent. #WA2629- Jessica Burbon - 503-332-6462 <http://www.HenryScheinPPT.com/WA2629/>

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
	COLUMBUS DAY	ADA ANNUAL MEETING - LAS VEGAS				
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31 HALLOWEEN						

September

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

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November

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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*I have used Lee's advice over the last 30 years, starting with reviewing my multiple office leases, associate agreements and finally with establishing a successful partnership agreement. Lee's advice is always fair and I respect his view of creating a "win-win" formula. I have and will continue to recommend his professional advice to all my dental colleagues!*

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*Dr. Maddox is a consummate professional. From our first discussion, I had the feeling that he was prepared for anything. He mentioned that every transaction is unique and will have its own twists and turns. He emphasized that the sales contract will address most if not all of these unpredictable events. Our sale went sideways at the 11th hour. Lee talked me off the ledge and was able to restructure the deal (at no additional cost) and eventually closed. I would recommend Dr. Maddox's services to anyone in the position of buying or selling a practice.*

**Dr. Jeff Javelet**



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- USC Undergrad - 1983
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- USC Endodontic - 1989
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- Sold 1/2 of Practice - 1992
- Opened Second Office - 1993
- Built-Out New Office - 1996
- Work for Dental Manufacturer - 1996-1997
- Law School - 1997-2000
- Transactional Attorney 2001 to Present
- Maddox Practice Group (MPG) Brokerage - 2010
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### ARCADIA

**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, \$304,483 in 2020, and projecting \$331,664 for 2021 on a minimal schedule. The practice has the potential to be open full time and recapture income currently being referred out.

### BEVERLY HILLS

**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 \$2,900/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 and has the potential to be open more. **Collected \$469,634 in 2019 and \$335,015 in 2020. \$287,000!**

### GLENDALE - NEW LISTING

**3 eq. ops. in a 1,200 sq. ft. suite** located in a two story, mixed use, **busy shopping center.** Established as a dental practice for ~25 years. Rent is \$5,400/month and includes parking. Nicely designed suite. Leasehold Improvements & Equipment Only

### HACIENDA HEIGHTS - NEW LISTING

**3 eq. ops. and 1 plumbed not eq. op.** in a 1,100 sq. ft. suite located in a two story, professional building on the corner of two very busy streets. Rent is very reasonable at \$3,000/mo. **60+ Years of Goodwill. Retiring Seller** that currently works 2.5 days a week w/ 2-3 days a week of hygiene. **High pride of ownership. Projecting \$316,062 for 2021. \$150,000!**

### LA MIRADA

**5 eq. ops. in a 1,365 sq. ft. suite** located in a professional building on one of the busiest streets in the area. **Retiring seller** that currently works 4 days a week. Low Overhead; Rent is \$2,878/month and includes utilities. 17+ Years of Goodwill. **Stable practice** that does not have any advertising in place. Collected \$238,169 in 2019, \$228,710 in 2020, and is Projecting \$241,566 for 2021. **\$182,500**

### LANCASTER - NEW LISTING

**4 eq. ops. in a 1,470 sq. ft. suite** located in a busy, single story, strip center with excellent visibility and signage. **24 Yrs of Community Goodwill.** Rent is only \$2,542/month - **Low Overhead!** Solid Patient Base. Projecting \$365,548 for 2021. **\$285,000**

### LOS ANGELES (90022) - NEW LISTING

**4 eq. ops. in a 1,320 sq. ft. suite** located in a single story, professional building convenient to the **60 freeway.** Established as a dental practice for 45 years. **Rent is only \$1,326/month. Retiring Seller** is an Endo but the practice has GP charts (included but not guaranteed). The practice has been closed since February 2020 due to covid. Office Manager and patients are ready to get back to the practice. **\$89,500!**

### LOS ANGELES (90048)

**3 eq. treatment rooms & 1 plumbed not eq. treatment room** in a **1,000 sq. ft. suite with beautiful 11th floor views.** Bright, clean, well designed office. **Lease is negotiable at \$3,787/mo** and includes utilities. **51 Years of Community Goodwill.** Solid, Established Patient Base. State of the Art Suite with Dentrix G7 Software, Digital Xray, and Intra Oral Camera. **52% PPO and 48% Cash Practice.** Collected \$602,236 in 2019, \$470,691 in 2020 and Projecting ~\$590,517 for 2021.

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**4 eq. ops. in a 1,250 sq. ft. suite** located in a two story, professional building with excellent visibility on a main street in the heart of Marina Del Rey. **Location established as a Dental Practice since 1994.** Rent is \$5,891/month. Leasehold Improvements and Equipment Only



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#### SANTA CLARITA - NEW LISTING

**3 eq. ops. & 2 plumbed not eq. ops. in a 1,700 sq. ft.** suite located in a two story, mixed use, community established, busy, strip center convenient to area transit, 5 and 14 freeways. Rent is \$4,500/month and includes utilities. Open Dental Software and **equipment that averages under 5 years old.** Seller currently works 2 days a week but would like to move out of the area. **Practice would grow exponentially with more Doctor days and a little advertising.** Projecting \$204,380 for 2021 on a very minimal schedule.

#### TORRANCE - RECENTLY REDUCED

This is one of those "finds" in one of the prime areas of Los Angeles county. **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 of \$1.2M+. Priced to sell \$875,000!

#### TORRANCE GP & REAL ESTATE - UNDER OFFERS

**7 eq. ops. in a 2,500 sq. ft. suite** that offers charm and character. Great visibility, signage and curb appeal. **50+ Years of Community Goodwill.** Dentrix Software, Intra Oral Camera, Digital Xray, Hard/Soft Tissue Laser, and more... Long term staff in place that will assist with transitioning. **Retiring Seller.** Amazing growth potential!

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

**3 eq. ops. in a 1,300 sq. ft. suite** located in a single story, busy, strip center with **30+ Years of Community Goodwill.** **Retiring Seller** with excellent area reviews. **100% Cash income stream.** Collected \$168,503 in 2019, \$98,143 in 2020 (closed 4 months) and Projecting \$157,416 in 2021. **\$104,500**

#### SAN BERNARDINO

##### RANCHO CUCAMONGA

Seller was so successful at this busy location that he out grew the space and needs to relocate. **3 eq. ops. in a 1,100 sq. ft. suite** located in a frequented, single story, **strip center off historic route 66.** Established as a Dental practice since 2018. **Rent is ~\$3,600/month** and the landlord is easy to work with. Dentrix Software, Digital Xray, Chairs that are ~1.5 years old, Deliveries, Compressor/Vacuum, and more stays. Leasehold Improvements & Equipment Only

##### 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. Would make a good Pedo location as well.** A must see to appreciate. Leasehold Improvements & Equipment Only. **\$89,500**

##### REDLANDS - MOTIVATED SELLER!

**4 eq. ops. in a 1,200 sq. ft. suite** located in a single story, freestanding building with excellent exposure. 31 Years of Goodwill. **Rent is only \$3,500/month.** Long-term, quality staff in place. Low Overhead. **Collected \$586,962 in 2019 and \$529,642 in 2020.** PATIENT CHARTS INCLUDED BUT NOT GUARANTEED

##### SAN BERNARDINO - MOTIVATED SELLER!

**4 eq. ops. in a 1,500 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. **Low Overhead!** Collected \$324,258 in 2019, ~\$275,000 in 2020 and is Projecting ~\$345,323 for 2021. **\$196,000 - Negotiable**

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## ORANGE COUNTY

### ANAHEIM - UNDER OFFERS

**3 eq. ops. & 2 plumbed not eq. ops. in a 1,431 sq. ft. suite** located in a single story, medical plaza convenient to the 91 freeway. **Densely populated area.** 27 Years of Community Goodwill. **Retiring Seller** currently works 4 days/week. **PPO/CASH Income Stream.** Dentrux Software, Intra Oral Camera, and Digital X-ray. **Suite shows great pride of ownership! Low Overhead.**

### ALISO VIEJO - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**PRACTICE/REAL ESTATE COMBINATION SALE- 3 eq. ops. & 1 plumbed not eq. ops.** in an immaculate, nicely designed suite with **4 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**

### GARDEN GROVE, \$89,500! - UNDER OFFERS

**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. 40 Years of Goodwill. **Retiring seller.** Generational, solid, blue collar practice. **Hygiene is booked out 2+ months in advance.** No advertising in place, just word of mouth. **80% PPO and 20% Cash Income Stream.** Collected \$297,902 in 2019, \$287,010 in 2020, and is projecting ~\$305,491 for 2021 on a 3 day work week. **SELLER WILL CONSIDER ANY REASONABLE OFFER**

### HUNTINGTON BEACH - NEW LISTING

**4 eq. ops. in a 1,200 sq. ft. suite** located in an extremely busy, single story, strip center. **39 Years of Community Goodwill.** Seller has **exclusivity on the lease.** **Retiring Seller** currently works 3 days/week with 3 days/week of hygiene. Long term staff in place. Easy Dental Software, Intra Oral Camera, Digital X-ray+ **Projecting \$384,857 for 2021.**

### IRVINE - RECENTLY REDUCED

**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 \$6,061/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, \$284,852 in 2020 and **Projecting ~\$378,785 for 2021. \$209,500!**

### IRVINE

**4 eq. ops. & 2 plumbed not eq. ops. in a 1,200 sq. ft. suite** located in a single story, busy, **strip center** off the 5 freeway. Rent is \$6,200/month. Landlord is not the Irvine Company. **15 Years of Goodwill.** EZ2000 Software, newer equipment, Digital X-ray. Absentee owner with quality staff/associates in place. **Projecting ~\$884,311 for 2021,** collected \$629,109 in 2020, and \$709,153 in 2019.

### LAGUNA BEACH

**Amazing location on one of the busiest streets in Orange County next to the ocean!** Established, frequented center with plenty of parking, exposure, and traffic. **3 eq. ops. in a 1,125 sq. ft. suite. 30+ Years of Goodwill.** Seller purchased the practice in December 2019 and has not been able to devote time to the practice to rebuild/recover from Covid. **Patient Charts included but not guaranteed.**

### NEWPORT BEACH - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**3 eq. ops. in a 1,200 sq. ft.,** efficiently designed, bright, clean suite located in a two story professional complex close to the beach and all the **amazing amenities that Newport Beach has to offer.** Landlord is easy to work with and the rent is currently **\$2,200/month.** A true must see to appreciate! Leasehold Improvements & Equipment Only.



Greg listed the practice and four days later I had a full price, cash offer and the sale closed in 46 days! He and Ellen made sure I was updated every step of the way. Highly recommend you use their services.

– Dr. Setareh - Sherman Oaks

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#### ORANGE

**3 eq. ops., 4 plumbed not eq. ops., 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!

#### ORANGE COUNTY FULL SERVICE LAB - NEW LISTING

Unique Opportunity to own a successful Full Service Dental Lab in Orange County. Excellent visibility and location. Well run, established Lab with a stable income stream. Approximately 150 referral sources. **\$800,000**

#### PLACENTIA - NEW LISTING

**4 eq. ops. in an immaculate, beautifully designed, 1,905 sq. ft. suite** located in a single story, strip center with amazing visibility and monument signage on one of the busiest streets in Orange County. Rent is only \$3,310/month. **35+ Years of Community Goodwill.** Solid, Generational patient base that accepts suggested treatment plans. 5 Star Google and Yelp Reviews. **Retiring Seller** currently works 4 days/week. Collected \$680,684 in 2019, \$564,932 in 2020 (closed 2 mos) and is Projecting \$570,637 for 2021.

#### SAN CLEMENTE

**3 eq. ops.** in a spacious suite located in a Medical building convenient to the 5 freeway and local amenities. The suite offers plenty of **natural light and Ocean Views!** Rent is \$4,627/month. 80% Insurance and 20% Cash Income Stream. **Collected ~\$625K in 2019, \$554K in 2020, and is Projecting ~\$687K for 2021.**

#### 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.**

#### RIVERSIDE COUNTIES

##### SAN JACINTO - \$49,000!

**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. **Seller will consider any reasonable offer.**

##### TEMECULA - NEW LISTING

**3 eq. ops. & 5 plumbed not eq. ops.** in a spacious, beautifully designed, streamline, **3,029 sq. ft. suite** located in a single story, freestanding building. Rent is \$5,140/mo. **Retiring Seller. Open Dental Software, Equipment new- 8 years old, Digital Xray, Intra Oral Camera,** and more. Averaging 37 new patients/mo. **Projecting \$488,777 for 2021. \$350,000!**

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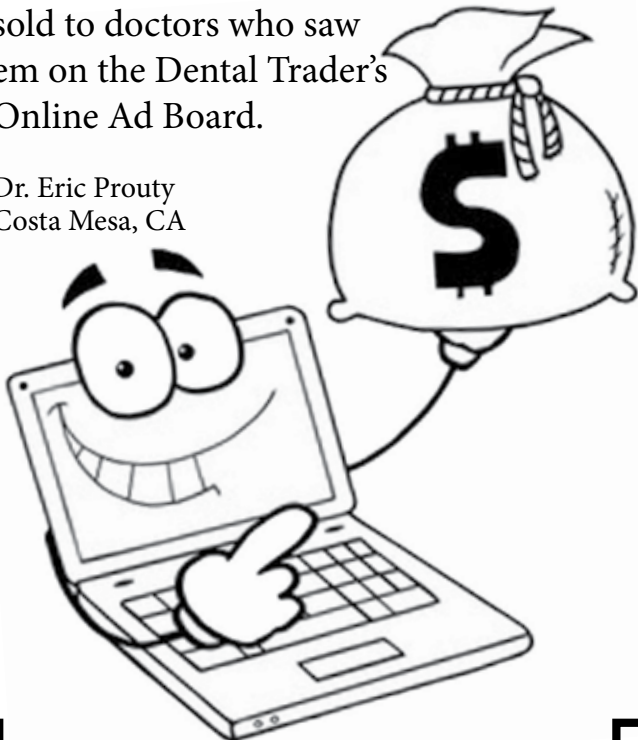
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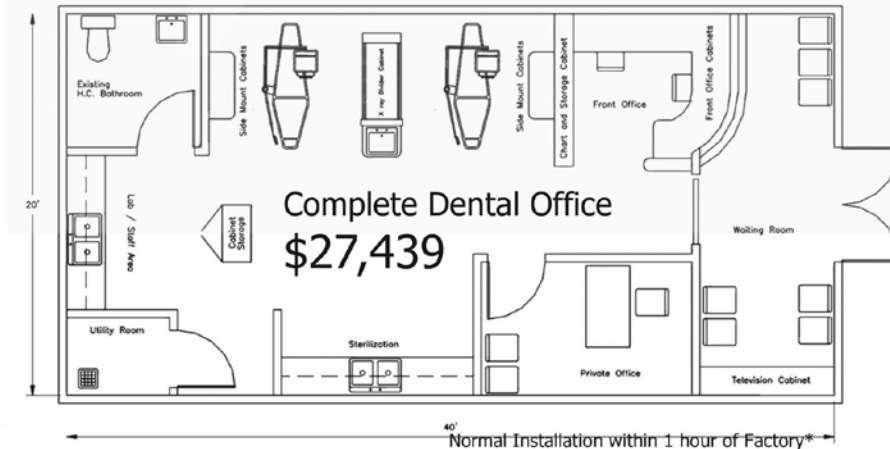


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This is your dream practice, Make over \$1M a year. Eaglesoft, Schick, Trios, CBCT, Microscope, Trios. Seller will teach you his special marketing secrets. This office has great view and hosts most specialties in-house.

**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.

**Calabassas:** 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. **Sold Sold SOLD**

**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. Adec 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. Adec equipment in a mixture of private and double entry treatment rooms. CadCam, digital, CBCT and more. Don't Snooze on this one.

**Calabassas:** 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. **Sold**

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

### **New Listings**

**Agoura** – Large office in a great building, Beautiful office Call for more information.

**Marina Del Rey** – 3 treatment rooms in upscale office with large private office in great building and great location. Eaglesoft software and great views

**Camarillo** – 5 Ops in a well laid out office, room for more. Great rent, digital sensors and Practice Works.

**Valencia** – Great revenue, Fully digital, Adec equipment, OWN YOUR OFFICE – No more rent. 5 treatment rooms. **THIS WILL GO FAST!!!**

### **Carry-Back Corner**

#### **Seller-financing available**

**Santa Calarita**  
**Newbury Park**

**West Hills - Ortho listing**  
**Others Pending**

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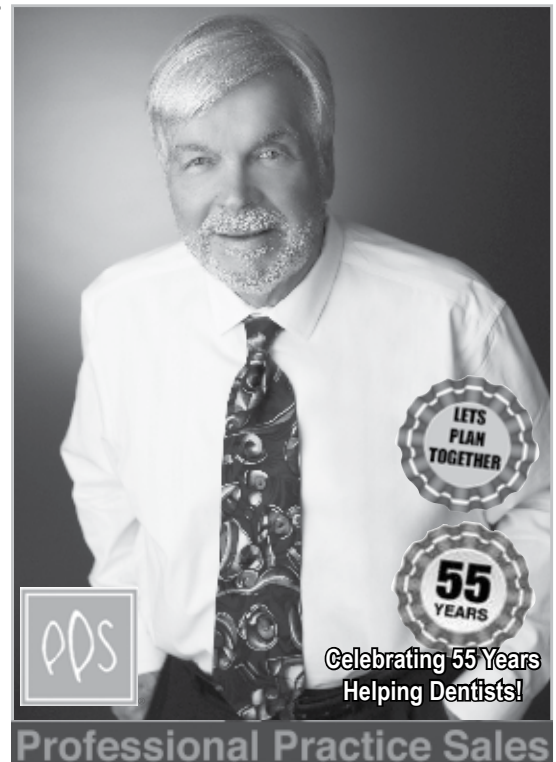
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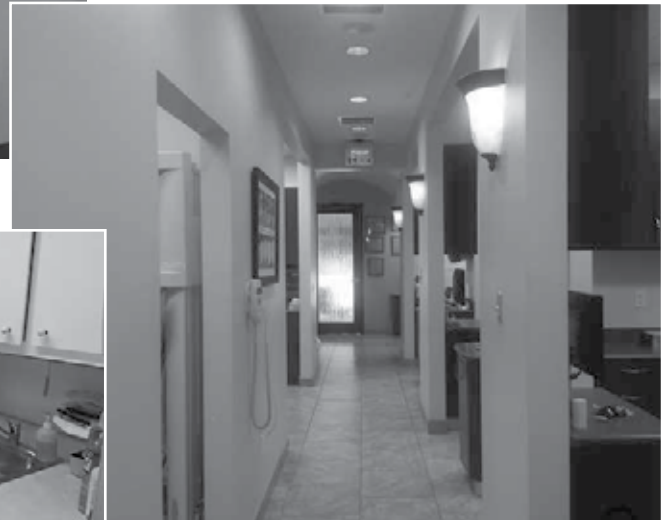
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