

# THE Dental Trader

VOL. 19 NO. 4 • April '22  
So. Calif. Edition

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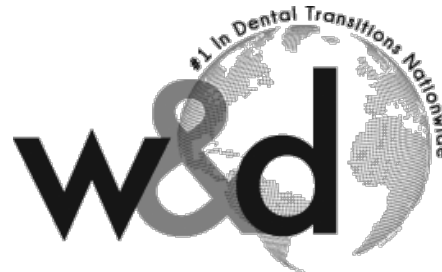
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### FRESNO COUNTY

Room for Your Fresno County Practice Listing.

### 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. Gross Collect. \$500K+. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **REDUCED FURTHER!**

**BAKERSFIELD #30** – (4) op comput. G.P. that practices full body health. Located on the highly desirable southwest side of Bakersfield, in a shop ctr. store front, on a main thoroughfare, w exposure/visibility/signage & parking. Boutique built out facilities & furnishings. (4) ops of newer equipt. w digital x-rays, Dentrix software, & Denta Max digital system. Cash/Ins/PPO pt. base. No HMO & No Denti-Cal. Annual Gross Collections \$525K to \$550K on an easy (3) day week. Seasoned staff and (20+) years of Goodwill. Refers out all Endo, O.S, Perio, Ortho, and Pedo. Does No Advertising. Adding Advertising, more hours, and keeping Specialty work in house will make this practice flourish. Seller retiring and is moving out of state, but will assist with a transition. **NEW**

**L.A. - KERN COUNTY LINE - BE YOUR OWN LANDLORD!** **NEW**  
See description below under **LOS ANGELES COUNTY**

### LOS ANGELES COUNTY

**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.

**BELLFLOWER** – (20) Op Multi-Special pract located on a main thoroughfare, in a free stand bldg. on a shop ctr pad, w excellent exposure, visibility, signage & parking. The pract collected approx. \$2.17M in 2019 & has been slowly but steadily rebounding towards Pre-Pandemic numbers. Cash/PPO only. No HMO & No Denti-Cal. Newer equipt, Digital Pano & X-Rays, CEREC, Digital Scanner & Eagle Soft s/w. Admin duties just too much for Seller. He would stay on & do dentistry for Buyer if desired. **PENDING**

**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. Dentrix 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!**

**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.

**L.A. - KERN COUNTY LINE - BE YOUR OWN LANDLORD!** Free Standing Duplex Bldg. & a (6) op comput G.P. for sale. Located just off the Fwy. less than an hour from the SFV. Cash/Ins/PPO pt. base with No HMO, No Denti-Cal, & No Nights. Consistently collecting mid to upper \$500K/yr on a (4) day wk. Seller does no advertising. Some newer eqt, digital x-rays & digital Pano. (46) years of Goodwill. Very limited competition. Seller retiring, but can stay on p.t. if buyers wishes. **NEW**

**SAN FERNANDO VALLEY PERIO PRACTICE** - Long established Periodontal Practice located in a higher end, centralized area of the San Fernando Valley. The Practice was established in (1968) & the present Periodontist has practiced there since (1988) first as an Associate & then as the Owner. The Practice is located in a well know Professional Bldg., on a major thoroughfare, with easy fwy access. There are (5) eqt'd ops, & the practice is eqt'd with digital x-rays. The Seller works an easy (4) day

week and there are (5) days of Hygiene. 2021 Collections were \$725K+ with an Adjusted Net Income of \$445K+! Patients are Cash/Ins & PPO with No HMO & No Denti-Cal. The practice offers Implant Placement & various Periodontal Procedures & Surgeries. The lower overhead office has a seasoned staff. The Seller is retiring, but he is willing to stay on to mentor, introduce, and help with a smooth transition. **NEW**

**WOODLAND HILLS** - (9) op comput. General/Perio Practice. (5) ops fully eqt'd, (1) fully eqt'd surgery room, & (3) add. plumbed ops. Located in a 2,400 sq. ft. store front, in a very busy shop. ctr., on a main thoroughfare. Excellent exposure, visibility, signage, & parking. Cash/Ins/PPO pt. base. NO HMO & NO Denti-Cal. 2021 Collect. were \$1.028M+ and the Practice is growing. **PENDING**

### 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. Dentrix s/w. Mostly Spanish pt. population. Seller retiring. **BACK ON THE MARKET**

### RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

### SAN BERNARDINO COUNTY

**HIGHLAND** – (4) op comput G.P. located on a main thoroughfare, in a shop ctr. end cap, with exposure, visibility, signage & parking. 2021 Gross Collections of \$660K+ on a (4) day wk. Cash/PPO/Denti-Cal pts. No HMO. (18) yrs of Goodwill. Digital X-Rays, Newer CBCT, Laser, & Digital Scanner. Assignable sweet heart Lease in place. **NEW**

### 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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**NEWHALL GP** 44 yr practice 4 sale. CDA member preferred.  
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**Studio City** office closed. Bldg being sold. GE and Kodak xrays, chemiclave 5000, 2 chair 4sale. text 661 803-6790

**Arcadia rent for specialist practice,** 1200 sqft. in plaza, plenty parking, corner of busy street, call/text 626-203-1720

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**AT2000 film** developer for sale. Temp sensor does not work.  
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**GLENDALE** PPO/Fee; Collected \$1.7M in 2021. 4 eq. ops. Greg Beamer 909-542-4891

**GP dentist** neede for Endo Molar, San Diego CA 92111, Text at 858-751-5733.

**RDH/DA experiance** or new grad, full time/ part time are welcome to friendly office in Newport Beach. Call (714)873-2558.

**NEW LAWNDALE OFFICE TURNKEY** 5OPSFULLYEQUIPPED,\$3500/ MO 2000SQ FT \$100K OBO 3235530495

**Rialto dental** for sale dr retire 3opt small office>20year low rent no hmo verify income 300k busy street text 5627134513

**Ortho Office** in SoCal collects over \$1.15 mil for sale for \$720,000 Real Estate also for sale Orthooffice4sale@gmail.com

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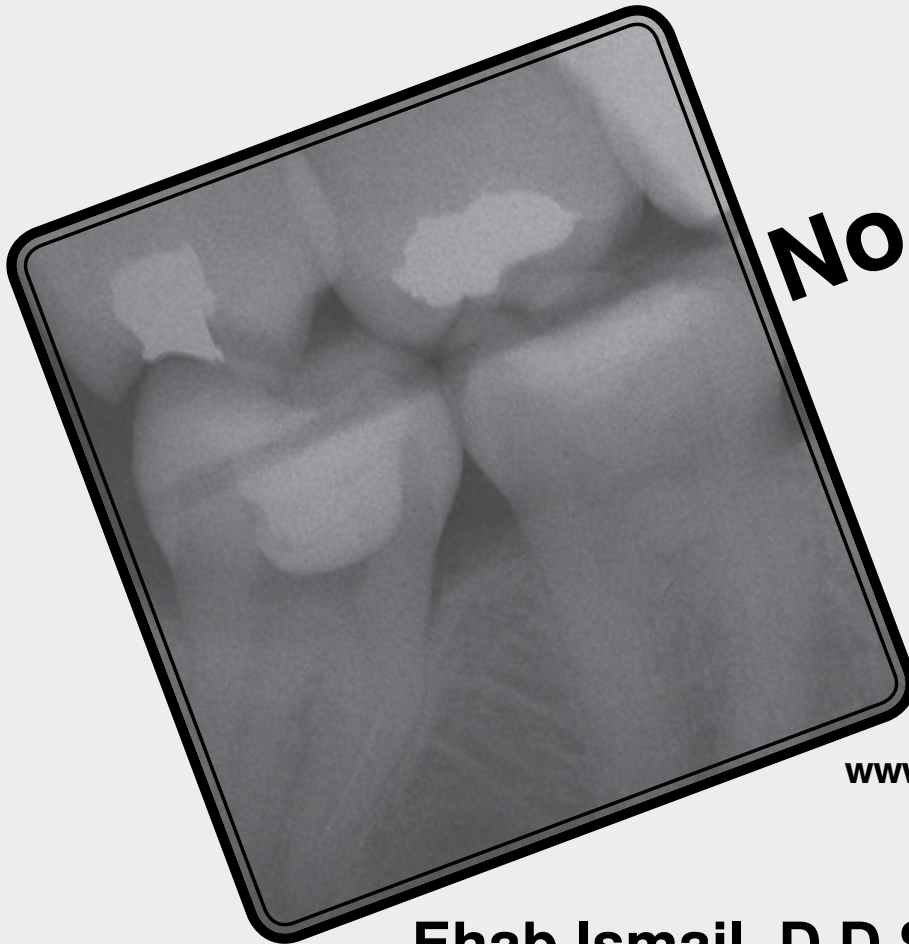
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**WESTLAKE VILLAGE** – GP w/ 5 eq. ops. in 2 story med/dent plaza. Grossed \$706K in 2021. California Practice Sales, Inc. Phone: 714-639-2775

**2229 BAKERSFIELD** --COUNTRY CLUB LIVING--GREAT FOR GOLF LOVER --Safe Family living Collections \$950,000-- Work 3 days Refers out Implant -OS, Endo. 6-ops, 2350 sq ft free std bldg. RE included in sale--RETIREMENT--Tired of paying rent--Merger Candidate, ASK TOM FITTERER 714 345 9659 Why this Union prtc is special--Husband wife or two Partners or 1 with talent.

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transaction went  
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we closed shortly  
after..."*

*~ Katherine L., DDS  
Lake Forest, CA*

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## Los Angeles County

### Canyon Country:

- General Collections ~ \$232K
- Seller Retires. Low overhead.
- Strip mall. 2 eq. ops + 1. Low Rent.

### Cerritos – Equipment and Leasehold Asking \$105K or Best Offer!

- Retail ctr off CA- 91 w/ anchor stores.
- 1,000 sq.ft., 4 eq. ops. Fair rent
- Equipment & office in good condition.

### Diamond Bar:

- **2021 Grossed ~ \$737K**
- Long term pt base. All Cash/PPO
- 1 doctor & hygienist. Closed Sat & Sun
- Professional suite. 6 eq. ops.

### Gardena - General & Ortho

- **Grosses ~\$1.5 - 1.7 M.**
- Absentee owner
- Multi-specialty practice.
- Real Estate sale is negotiable
- All Cash/PPO. No Denti-Cal. No HMO
- Across from busy strip mall. 7 ops.

### Inglewood – Gross ~ \$820K

- Large shopping plaza, 4 eq. ops. + 1
- Accepts all insurances, mostly PPO/CASH. Cap check ~\$4k/month
- Many in house specialists, including orthodontics.

### Long Beach: Gross ~ \$350K

- High quality general & cosmetic dentistry
- Denti-Cal ~ 65%, FFS/PPO ~ 31%
- Strip mall at the corner of a large intersection. 3 equipped ops.

### Torrance: New Listing!

- **Collections ~\$600K. Mostly PPO/Cash**
- Strip Mall just off Highway – 107
- 4 eq. ops., ~ 1,400 sq.ft. Fair Rent
- Selling because of family/health reasons.

### Van Nuys: Grosses~ \$390K

- **All Cash/PPO.** Seller retires.
- Seller does mostly GP work w/ hygienist. Lots of outside referrals.
- Front street location. Private parking lot.
- Beautiful & spacious office. 6 ops.

### Van Nuys:

- **Gross ~ \$269K. ALL Cash/PPO**
- Large strip mall at a corner lot.
- Off Freeway-405, 2 ops. + 1 plumbed
- Reasonable Rent. Potential for growth

### South Whittier: New Listing!

- Starter practice with bonus of pts.
- Strip mall. Corner lot. Low rent
- Beautiful office. 5 equipped ops.
- Selling for a fraction of build out cost.

## Orange County

### Santa Ana – Asking \$125K or best offer!

- Annual collection ~ \$230K
- Strip mall. 5 equipped ops.
- All PPO/Cash. Associate Run

### Orange – New Listing!

- Excellent location: Large Shopping Plaza off main intersection in Orange.
- Grosses ~ \$450K
- 3 equipped ops., ~ 1,200 sq.ft.

## San Bernardino County, CA

### Rialto – Gross ~ \$350K

- Seller retires. Associate run office
- ~60% Denti-Cal. 3 eq. ops.
- Shopping plaza. Affordable Rent

### San Bernardino – Gross ~\$300K

- Single story building w/ parking
- Family Practice. 3 eq. ops.
- Mostly Denti-Cal patients.

## Riverside County

### Indio - Starter Practice & Real Estate

- Practice can be sold together or separately from real estate.
- Modern looking. Just built 3 years ago.
- Large shopping center. 9 operatories.

### Murrieta – New Listing!

- **Grosses ~\$911K.**
- Seller retires. High profit margin.
- ~ 70% PPO, ~ 30% Denti-Cal.
- Production from 1 doctor & hygienists.
- Professional suite. 5 eq. ops.

### Murrieta – Equipment & Leasehold

- Large shopping plz off CA-215 & I-15.
- Beautiful office for GP & pediatrics.
- 4 eq. ops. + 1 plumbed operator.

## Imperial County:

### El Centro - High Production Office

- Large general & specialty practice
- ~50% Denti-Cal & 50% PPO/Cash
- Ideal for large corporations/ government funded establishments

## Upcoming Practices

**Please call to Inquire more details:**

**Dublin: Retail Center**  
Gross ~900K

**East San Jose: Retail center**  
Grosses ~ \$500K  
FFS/PPO~50%; DentiCal ~ 50%

**Reseda: Practice & Real Estate**  
Grosses ~ \$1.7 Million  
Mostly Denti-Cal

## Northern California

### Pacifica – Grosses ~ \$280K

- 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.

### San Bruno – New Listing!

- **Collections ~ \$1.5 Million**
- Seller retiring. Good cash flow
- Many Denti-Cals and capitations.
- Great potentials with PPO/Cash pt.
- Corner lot w/ private parking spaces.
- Just renovated. 6 eq. ops. Low Rent
- Opens 4 days/wk. Closed Fri – Sun.

### San Jose – New Listing!

- 2021 Grosses ~ \$255K
- Doctor does mostly general dentistry
- Close to Freeway - 680. 3 ops.
- Opens 3 days/wk with 2 staffs.
- A Spanish speaking doctor will be at an advantage at this office.

### East Bay Area – Pediatric Practice

- **Grosses ~ \$750K**
- Good profit margin.
- Surrounding areas include Castro Valley, San Leandro, Oakland ...
- Mixed Insurance. Many Denti-Cal pts.
- Front st. locaton. 5 ops. Low rent

### San Rafael - Grossed ~ \$600K

- Mostly PPO/FFS. Opens 4 days/wk
- Family practice & quality dentistry
- Located in beautiful Marin County
- Fair Rent. 3 eq. ops.
- **Seller willing to negotiate price!**

### Santa Rosa – New Listing!

- **2021 Grossed ~\$592K**
- Seller retires. ~95% PPO/CASH
- **Asking ~50% of productions**
- Close to downtown. 3 Ops.
- **Potential for Real Estate Sale**

### Stockton – Practice & Real Estate

- **Grossed ~ \$865K.**
- High profit margin.
- Doctor Retires . 3 eq. ops.
- ~60% Dentical, 30% PPO
- Single standing bldg. w/ parking lot

### Vallejo

- 2021 Grosses ~ \$330K
- Doctor retires. All Cash/PPO.
- Front street location. 3 eq. ops.
- Modern looking & just renovated

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# When it Comes to the Sale

## DENTAL PRACTICES FOR SALE

**DENTAL PRACTICES FOR SALE:** Brentwood, Beverly Hills, Burbank, Hesperia-Victorville, Huntington Beach, Los Angeles, Santa Clarita, Sherman Oaks, Upland, West Los Angeles, and Woodland Hills.

**BEVERLY HILLS GENERAL PRACTICE FOR SALE:** This practice focuses on implant-based restorations. The office has three equipped operatories with a CT scanner, digital x-rays, and Dentrix software. The practice collected over \$620,000 last year on four days per week. Seller refers all endo and oral surgery other than implant placements, which is done by a specialist. The practice averages 7-10 new patients per month. Located in a prestigious building in the Golden Triangle area of Beverly Hills. Asking \$400,000.

**WOODLAND HILLS GENERAL PRACTICE FOR SALE:** Well established PPO practice collected \$980,000 last year and \$828,000 in each of 2019 and 2020 on four days per week with five days of hygiene coverage per week. Seller refers almost all endo and pedo and has a periodontist once a month. The office is in a professional building on Ventura Blvd with easy access. The office has five equipped operatories with digital x-rays, Dentrix software and two lasers. The practice averages 22 new patients per month. Asking \$670,000. – PENDING AT ABOVE FULL PRICE

**WEST LOS ANGELES PERIO PRACTICE FOR SALE:** Upscale community with stable referral base. Practice collects \$500,000+ consistently on three and a half days per week with four days of hygiene coverage. Twenty percent of the income is from implants. Three equipped operatories in a professional building with several other general dentists. Motivated. Asking \$280,000. – PENDING AT FULL PRICE

**BURBANK GENERAL PRACTICE FOR SALE:** Located in a freestanding building on a corner lot. This practice has a very long history of strong production. Current collections are over \$1.9 million with a net income over \$700,000 per year. Seller works five days per week with seven days of hygiene per week. Seller refers all endo, all oral surgery and all perio. The practice has seven equipped operatories. Computerized with Dentrix software and digital x-rays. Asking \$1,650,000. – PENDING AT FULL PRICE

**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 \$505,000. 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 \$505,000 for the condominium. - SOLD

**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. – SOLD AT FULL PRICE

**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

**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



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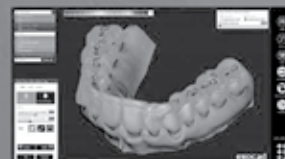
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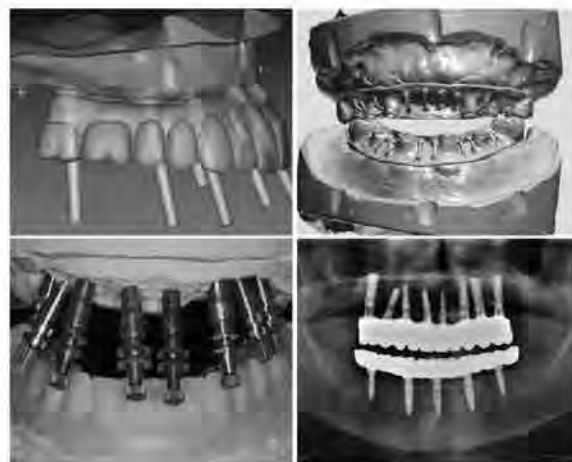
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Seller Retiring After 37 Years

**Asking \$600,000**

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2021 True Net Cash Flow 42%

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## MAY 2022

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MEMORIAL DAY

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## **FEATURED LISTINGS**

**CORONA DEL MAR** – Price reduced!! 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 a digital X-ray. The 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. **It grossed approximately \$817K for 2021.** Reasonable rent for the area. Has excellent staff. Great location. Next to residential area and retail shops. **Property ID #5285.** Please contact your CPS Broker for more details. **Property ID #5285.**

**LAKE ELSINORE** – This general practice with 38 years of goodwill is located in a 2 story building in downtown Lake Elsinore and blocks from the lake. The practice consists of 3 equipped operatories in a 1,200 sq. ft. suite. The retiring seller is currently working 3 days per week and 3 days per week of hygiene. Seller sees an average of 8-10 new patients per month. PPO & Cash Only. 100% patient referral. **The office grossed approximately \$331K in 2021.** Has great staff. Please contact your CPS Brokers for more details. **Property ID #5381.**

**PALM DESERT** – General practice established circa 1992 located in a 2 story professional building. This practice is an icon in the community and consists of 7 equipped operatories in an approx. 2,500 sq. ft. suite. It's computerized with Easy Dental software and digital x-ray. PPO / Cash / Some HMO. It's 100% patient referral. **It grossed approximately \$1.5M in 2021. Projected buyer's net of \$480K.** Sellers work 1 day each with GP Associate 3 days/wk., Endo and O.S. 1x/mo. **Property ID #5372.**

**LOS ANGELES** – General / Orthodontic practice established in 1986, located in single story building strip center with heavy traffic flow. Great street visibility and signage. Has extra parking in rear. This practice consists of 10 equipped operatories in a 2,800 sq. ft. office. PPO/Cash/Denti-cal. **Grossed \$1.8M in 2021.** Seller is currently working 5 days/wk with GP Associate 5 days/wk and Ortho 1x/mo. Patient and GP Referral. It's computerized with Easy Dental and Digital X-ray. Has excellent staff. Please contact your CPS Broker for more information. **Property ID #5387.**

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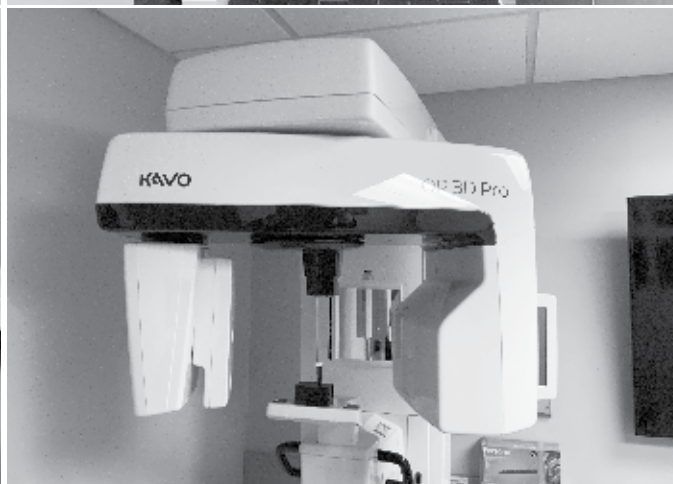
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- On the first floor of a Retail/Restaurant loft with Professional Suites
- Heavy foot traffic
- Has private parking on the building
- Lease includes 4 spaces
- Has 4 equipped operatories and 1 plumbed not equipped

- 3D Panorex and in-house lab to keep overhead cost down
- Sees approximately 50-70 new patients per month
- PPO & Cash only
- Offers 17 years of goodwill
- Patient referral and minimal advertising
- Excellent practice

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 SCAN ME

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

# CALIFORNIA

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### LOS ANGELES COUNTY LISTINGS

**CANOGA PARK – Leasehold Improvements & Equipment Only** – The Sellers demonstrate their flexibility for a timely transaction by gifting the patient charts to whoever buys the leaseholds improvements & equipment or are open to selling the patients' charts only. Our practice has high visibility with a corner location in a very diverse neighborhood in the San Fernando Valley region of Los Angeles. The practice has been an icon in the community for over 26 years and has been associate run. Surrounded by retail, restaurants, and heavy traffic patterns making parking a premium for the area, the practice has its own private parking lot. Take advantage of the heavy traffic flow and nearby residential area, both of which provide excellent foot traffic. This traffic is captured by the new great signage not represented in the virtual tour or practice photos. Since covid, the practice has been available for two days per week. Please contact your CPS Agent for more information. **Property ID # 5241.**

**GRANDA HILLS (GP)** - With almost 50 years of goodwill to offer, the practice has been at this location since 1970. The practice has seen three generations of patients! The Seller has finally decided to retire after many years of success to focus on his other business ventures. The office consists of 3 equipped operatories in an approximate 1,200 sq. ft. suite. Granada Hills is a highly diverse and high-income neighborhood. **It's currently averaging \$26K/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. **The practice grossed \$619K in 2020-2021.** 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. It's in a 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 1 day/wk of hygiene. See approximately 16-20 new patients/mo. Cash/PPO/Some Denti-cal. **Projecting \$716K for 2022. The practice is currently averaging \$57K/mo. Please contact your CPS Broker for more details. Property ID #5347.**

**LOS ANGELES** – General / Orthodontic practice established in 1986, located in single story building strip center with heavy traffic flow. Great street visibility and signage. Has extra parking in rear. This practice consists of 10 equipped operatories in a 2,800 sq. ft. office. PPO/Cash/Denti-cal. **Grossed \$1.8M in 2021.** Seller is currently working 5 days/wk with GP Associate 5 days/wk and Ortho 1x/mo. Patient and GP Referral. It's computerized with Easy Dental and Digital X-ray. Has excellent staff. Please contact your CPS Broker for more information. **Property ID #5387.**

**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. Seller sees approximately 10-11 new patients/mo. PPO and Cash Only. 100% patient referral. It consists of 5 equipped operatories with DentMax software. **The practice grossed approximately \$499K in 2021. Currently averaging \$37K/mo.** Contact your CPS Broker for more information. **Property # 5360.**

**TORRANCE – Orthodontic** practice located in a 3 story medical dental building with 5 chairs in an open bay area with window views on a 1,737 sq. ft. suite. Seller sees approx. 7-8 new starts per month. PPO & Cash Only. **The practice grossed approximately \$361K in 2021.** The Seller is moving out of state. Please contact your CPS Broker for more details. **Property ID #5377.**

**WESTLAKE VILLAGE** – Established in 2005, this beautiful general practice has 5 spacious equipped operatories in a 2 story medical/dental complex plaza. **It grossed approximately \$706K in 2021. Projected Buyer's net of \$245K.** Income source is PPO and Cash Only. Seller sees approximately 9-11 new patients per month. It's computerized with Eaglesoft software. Practice is only open 2.5 days/wk. Seller has another practice he will be focusing on. Please contact your CPS Broker for more information. **Property ID #5376.**

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Juana Dominguez  
Transition Coordinator

**WILMINGTON Price reduced!!** - General Practice with 27 years of goodwill is located in a free-standing building with 2 tenants. Reasonable rent for the area. Seller currently works 4 days/wk. with 1 day/month of Ortho and sees approximately 10 new patients/mo. Cash/PPO/Denti-cal. 100% patient referral. Equipped with 4 operatories and 2 plumbed not equipped in an approximately 1,300 sq. ft. suite. Please contact your CPS Broker for more information. **Property ID #5334.**

### ORANGE COUNTY LISTINGS

**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 \$547K for 2021. Projected Buyer's net of \$170K.** Beautiful build out. **Property ID #5362.**

**CORONA DEL MAR – Price reduced!!** 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 a digital X-ray. The 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. **It grossed approximately \$817K for 2021.** Reasonable rent for the area. Has excellent staff. Great location. Next to residential area and retail shops. **Property ID #5285.** Please contact your CPS Broker for more details. **Property ID #5285.**

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

**IRVINE – Leasehold Improvements & Equipment Only!** General practice is located in a 3 story medical building. The parking it's on 1<sup>st</sup> floor. This office consists of 3 equipped operatories in an approx. 1,100 sq. ft. suite. The whole office is handicap accessible. Has reasonable rent for the area. Please contact your CPS Broker for more details. **Property ID #5371.**

**LAGUNA HILLS (Turn-Key)** – Beautiful well laid out practice on an incredible shopping center. Established in 2003 this practice has 4 equipped operatories in a 1,200 sq. ft. suite. Seller is currently inly working 2 days/wk., and sees an average of 20 patients per day. The seller does some advertising. **The practice grossed approximately \$355K in 2021.** Seller will be focusing in primary office. Please contact your CPS Broker for more details. **Property ID #5290.**

**LOS ALAMITOS** – Well established general practice located in a 2 story medical-dental building with great street visibility and signage in a highly desired area of Los Alamitos. The practice consists of 4 spacious eq. ops, in a 1,250 sq. ft. suite. The retiring seller is currently working 3 days/wk. with 4 days/wk. of hygiene. PPO and Cash only! Has great rent for the area. **Grossed approximately \$377K in 2021.** Excellent staff. Plenty of parking. It's a great opportunity. Please contact your CPS Broker for more information. **Property ID #5382.**

**APPLE VALLEY (Turn-Key + Real Estate) – Price reduced!!** Established in 1989, this GP is located in a single story building. The Seller is currently working 3 days/wk. and sees approximately 8-16 patients/day. PPO and Cash only. The office consists of 3 equipped operatories. It's 100% patient referral. **The practice grossed approximately \$319K in 2021.** **Property ID #5342.**

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Fred Vuittonet, V.P.  
Lic #01363583

# CALIFORNIA

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### RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

**DESERT HOT SPRINGS (GP + REAL ESTATE)** – This practice is located in a free-standing building with a private parking lot and frontage excellent street visibility. This practice consists of 4 equipped operatories and 1 plumbed not equipped. It's computerized with Open Dental software and digital X-ray. Seller does minimal advertising. Seller established in 1986 and 23 years at this location. Projecting **\$784K for 2021. It's currently averaging \$65K/mo.** Great practice opportunity to own the practice and building Please contact your CPS Broker for more information. **Property ID #5340.**

**FONTANA (GP + Real Estate)** – Established in 1967, this general practice is located in a single-story building with great street visibility and heavy traffic flow. The office is next to a residential area. The seller is currently working 4 days of the week with 3 days/wk of hygiene. PPO & Cash Only. Seller does minimal advertising. The office consists of 4 equipped operatories, 2 hygiene rooms, and a digital X-ray. **It grossed approx. \$760K in 2021. Projected Buyer's net of \$237K.** Please contact your CPS Broker for more information. **Property ID #5375.**

**HEMET (GP Group Solo)** - Our practices are preeminent dental offices and icons for the local community established circa 1989. With over 60+ years of goodwill to offer, these practices are located in a single-story professional building with a corner location on a spacious 2,460 SF Suite, one of 6 units in the building. These two independently run practices are going to market simultaneously, making the profit you see in this prospectus approximately double; each practice has its own set of financials for review. With the combined strength of these two practices, you will be unrivaled for this demographic. The Sellers and other tenants privately own the real estate, which will offer a very competitive lease and consider selling the Real Estate for a timely transaction. After reviewing the financials for these practices, you will realize the Buyer with the right skillset can capture the income for specialties being referred out; and the high-profit margins these practices have. **One Seller has a satellite office for sale in Temecula. See Temecula listing for detail. Please contact your CPS Broker for more information. Property ID #5373.**

**LAKE ELSINORE** – This general practice with 38 years of goodwill is located in a 2 story building in downtown Lake Elsinore and blocks from the lake. The practice consists of 3 equipped operatories in a 1,200 sq. ft. suite. The retiring seller is currently working 3 days per week and 3 days per week of hygiene. Seller sees an average of 8-10 new patients per month. PPO & Cash Only. 100% patient referral. The office grossed approximately \$331K in 2021. Has great staff. Please contact your CPS Brokers for more details. **Property ID #5381.**

**LOMA LINDA** – Well established General practice located in a 2 story professional building plaza. The office consists of 3 equipped operatories in a 1,231 sq. ft. suite. The seller is currently working 4 days per week with 6 days per week of hygiene. Cash and PPO only. Seller sees an average of 15-20 new patients per month. **The practice grossed approximately \$291K in 2021.** Please contact your CPS Broker for more details. **Property ID #5378.**

**MURRIETA** - General practice with 5 equipped operatories and 2 plumbed not equipped in a 1,850 sq. ft. suite. It's 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 \$981K for 2021. Please contact your CPS Broker for more information. Property ID #5366.**

**PALM DESERT** - General practice established circa 1992 located in a 2 story professional building. This practice is an icon in the community and consists of 7 equipped operatories in an approx. 2,500 sq. ft. suite. It's computerized with Easy Dental software and digital x-ray. PPO / Cash / Some HMO. It's 100% patient referral. **It grossed approximately \$1.5M in 2021. Projected buyer's net of \$480K.** Sellers work 1 day each with GP Associate 3 days/wk., Endo and O.S. 1x/mo. **Property ID #5372.**

**TEMECULA (Turn-Key)** – General practice located on a professional building in a shopping plaza. It's right off the freeway on a corner location. Suite next door is vacant, therefore, room for expansion. The practice consists of 2 equipped operatories. This is the Seller's satellite office. This office will be sold as one with the Hemet practice or can be sold separately. Please contact your CPS Broker for more details. **Property ID #5374.**

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Alex Baylon, V.P.  
Lic #02128087

### SAN DIEGO COUNTY LISTINGS

**IMPERIAL BEACH** – Well established general practice with 2 equipped operatories and 1 plumbed not equipped located in a busy one story shopping center. Seller is currently working 2 days/wk with Associate 2 days/wk. Sees an average of 20-25 new patients per month. Computerized with Practice Works and Digital X-ray. Reasonable rent for the area. **Grossed approximately \$558K for 2021.** Please contact your CPS Broker for more information. **Property ID #5359.**

**OCEANSIDE** – Leasehold Improvements & Equipment Only! This office has 4 equipped operatories in a single free-standing building with excellent street visibility. Has reasonable rent for the area. It was recently remodeled and shows very well. In a great corner location just blocks from the ocean. The office is beautifully furnished and recently remodeled. Please contact your CPS Broker for more details. **Property #5380.**

**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 with over **18 years of goodwill.** Has private parking on the building, and the lease includes four spaces. The state-of-the-art practice consists of four equipped operatories; one plumbed not equipped with 3D-Panorex and a **COMPLETE IN HOUSE LAB to keep overhead costs down.** The office sees approximately 50-70 new patients per month. PPO & Cash only. Reliant on patient referral, there has been minimal advertising to date. **Pre-Covid, the practice grossed \$2.2M in 2019; since then, the income is over 105% of 2019, and collections for 2021 were \$2.358M, boasting an incredible Buyer's net of \$823,513!** Extremely profitable practice with a low overhead! Please get in touch with your CPS Broker for more information. **Property ID #5332.**

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**Alex Baylon:** [abaylon@calpracticesales.com](mailto:abaylon@calpracticesales.com)

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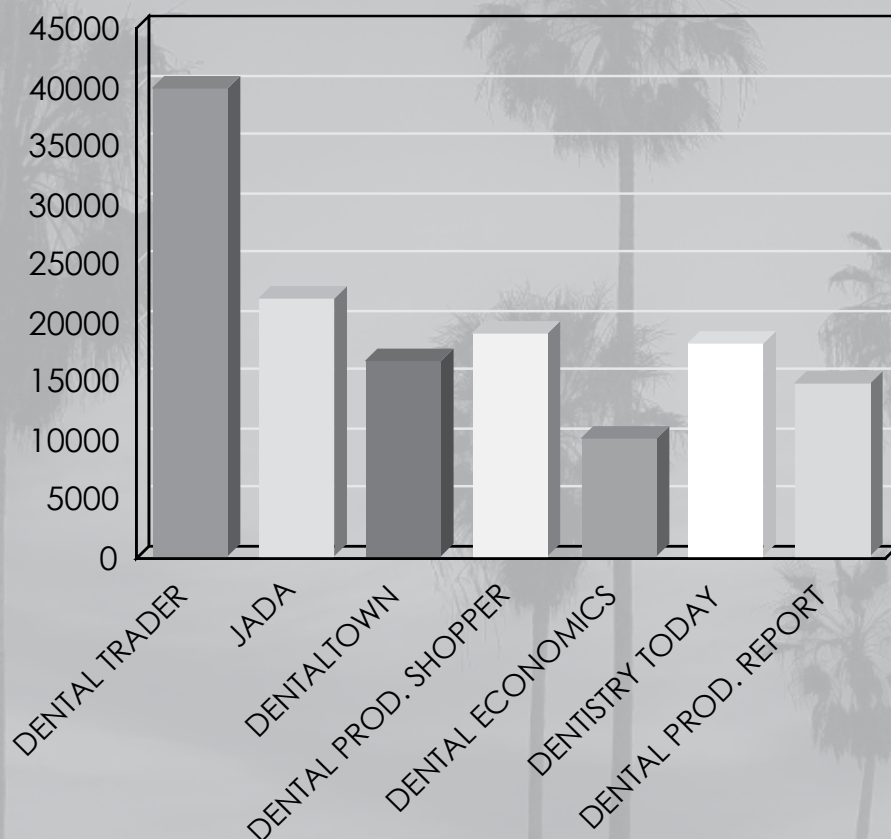
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### SOUTHERN CALIFORNIA

**BAKERSFIELD - NEW LISTING** - Well-established general practice with 38 years of high-end dentistry. This practice is a fee-for-service and PPO practice. Stand-alone 3,000 sq. ft. building is potentially for sale to the right buyer. 7 Adec modern operatories with Eaglesoft, Schick sensors, M11 and a Planmeca Digital Panorex unit. Doctor is highly motivated. #CA2945- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2945/>

**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- Thanh Tran - 949-533-8308

**COASTAL ORANGE COUNTY - NEW LISTING** - General practice with 5 Ops, 4 equipped, large doctor's private office area, digital x-rays, digital pano, and Open Dental software. The practice has room to grow and is located in a well-established neighborhood with restaurants and shopping across street. 2021 GR \$735K. #CA2787- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2787/>

**HUNTINGTON BEACH - NEW LISTING** - Beautiful 5 Op practice established for over 30 years. PPO fee schedule and much of specialty work is referred out so room to grow with a new owner/operator. Cone Beam, fully digital and paperless. There is also an opportunity to own the suite. This is a must-see practice with high net income in Surf City USA. GR \$900K. #CA2937- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2937/>

**MONTEBELLO** - 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 5 days per week. Practice utilizes Digital x-rays and a 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

**NORTH EAST ORANGE COUNTY - NEW LISTING** - 7 Ops, 4 equipped, with room to grow and bring in specialists as specialty work is referred. Older, well-educated patient base, looking for quality care with 6 days of hygiene and 60 years Goodwill. The real estate is also for sale, building is 2,200 sq. ft. and is visible from a main street corner location. Nicely appointed décor, Mid-Century, super cool vibe. Priced to sell quickly...be the first to call. #CA3013- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA3013/>

**ORANGE COUNTY** - Exceptional Orange County opportunity. Room for specialists with 8 plumbed Ops, 6 equipped. Located in a strip mall with lots of foot traffic. Dental technology such as digital pano, 3 digital sensors, iTero, and BioLase unit. The office is beautiful with a very warm and welcoming patient appeal. The practice is modern and clean with a true California feel. Be the first to call, Orange County strip center locations are at premium. GR \$590K. #CA2926- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2926/>

**ORANGE COUNTY** - Nicely appointed 4 Op practice located on a main street in one of the most highly sought-after cities in Orange County. The building has easy to find, free parking with great freeway access. This practice keeps many higher-end procedures such as implants in-house. There is plenty of room and opportunity to increase the hygiene schedule. Dr. is generating a very strong income on only 3 doctor days per week. There is tremendous room for growth keeping endo, pedo, ortho, and perio in-house. The practice has been established for over 34 years and has a digital pano. This is a mostly FFS/Cash practice with 2 days of hygiene per week. Our retiring seller does no marketing, and most patients are referrals from other happy patients via website. GR \$742K. #CA2704- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2704/>

**PALMDALE/LANCASTER** - 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 Dextrix 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://dentalpracticetransitions.henryschein.com/listing/CA2612/>

**SAN BERNARDINO** - Established 33 years, 6 Ops, redevelopment area, estimated \$968K collection for 2021. Cash, Medi-Cal, HMO, blue collar area, busy office with on-site parking. Seller will sell building, has two lease tenants adjacent to practice with short-term leases. Room to expand and provide specialty services. #CA2843- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2843/>

**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 and to grow with specialties and the patient base is 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

**SANTA CLARITA VALLEY - NEW LISTING** - This practice is the dream with 6 Ops and great cash flow. Seller is willing to work back 1-2 days per week. Beautifully appointed décor and 3D CT Scan, iTero, and fully digital with 4 sensors. Long-term staff with 8 days of hygiene. This practice is PPO and FFS and been established for over 28 years. The practice overhead is only 72.7% and the practice collections for 2021 were over \$2.3M. #CA2992- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2992/>

**SOUTH ORANGE COUNTY** - Beautiful coastal practice with 3 Ops within walking distance to the beach. Come to paradise and enjoy the ultimate California lifestyle. The practice is nicely appointed with Open Dental and digital x-rays in-use. Retiring seller has been established for 32 years with hygiene booked 6 months in advance. The seller refers endo, oral surgery, perio, and implant placement to specialists. The seller works 3 days per week, so there is room to grow for a F/T owner. GR \$500K. #CA2948- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2948/>

**TORRANCE** - Shopping center location with 3 Ops and room for a 4th. Practice utilizes Dextrix and Dexis digital sensors. Seller refers out most specialty work and this practice has low overhead and high net. This practice is located in the highly desired South Bay with less than 5 miles to the beautiful beaches of southern California. Long established practice in the same neighborhood for over 30 years. This practice is 60% PPO and 30% cash patients. #CA2815- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2815/>

**TORRANCE** - 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. 2021 Gross Receipts of \$263K 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://dentalpracticetransitions.henryschein.com/listing/CA2807/>

### SAN DIEGO

**CARDIFF-BY-THE-SEA - NEW LISTING** - Location, location, location! Have you always dreamed of owning a practice just blocks from the beach? Located in the charming, coastal town of Cardiff, this legacy practice is a mainstay and has been in business for over 60 years. Office has 4 closed door treatment rooms in a 960 sq. ft. space. Look no further, this well-established practice has a strong foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA2988- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2988/>

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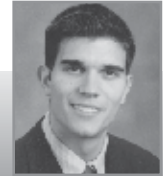
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**CARLSBAD** - Beautiful General Practice with 5 treatment rooms including one closed door surgery op. Modern office design, located in a medical building in a suburban, growing area. Digital PAN, Digital Sensor, soft tissue laser, and I/O cameras in a 2,418 sq. ft. space with free, ample parking. Dentrix software, paperless with workstations in every Op. Averages 30 NP/mo. The practice has room to grow with marketing and adding specialty procedures that are currently referred out. #CA2933- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2933>

**EL CAJON - NEW LISTING** - Highly productive 4 Op practice. Practice features modern facility and equipment, digital X-Rays, I/O cameras, Easy Dental System, computerized in all Ops. Seller does Bread and Butter dentistry and refers out most specialty services. Parking is free. Excellent Opportunity to acquire a solid practice primed for future growth. #CA2975- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2975>

**ENCINITAS** - General Practice located in the highly desirable area of Encinitas in a strip mall, retail space. Office has 5 bright Ops, 4 of which are surrounded by floor to ceiling windows and one closed door surgical op. Digital PAN, Digital Sensor, soft tissue laser, in a 2,177 sq. ft. space. Dentrix software, paperless with workstations in every Op. Averages 25 new patients per month. Room for growth with most specialties referred out. #CA2935- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2935>

**ESCONDIDO - NEW LISTING** - This is a practice you won't want to miss. 6 Ops, High Producing, High Collecting, CBCT, Digital Scanner, Surgical Microscope, Laser, Dentrix. 2,105 sq. ft., modern office, spacious and bright. Mixed use building with ample, free parking. Located in Escondido off a main thoroughfare. Refers out Ortho, Pedo, Perio and some Endo. #CA2946- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2946>

**ESCONDIDO - NEW LISTING** - Dental Real Estate for purchase with 5 fully equipped Ops. Unique opportunity to own a 2,200 sq. ft. Craftsman stand-alone building. Two of the Ops have brand new equipment! Located on a corner lot on a busy, four-lane street with private, gated parking. Recently renovated with a bright and spacious floor plan, new flooring, and paint. This won't last long! #CA3031- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3031>

**N. SAN DIEGO COUNTY - NEW LISTING** - Solid 4 Op, GP in a highly desirable location within a busy strip mall. Adjacent to a busy intersection between 2 major streets. Practice operates with Dentrix and is fully digital. Clean and modern with an excellent layout. Consistent year to year production/collections. This won't last long. #CA2961- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2961>

**N. SAN DIEGO COUNTY - NEW LISTING** - Modern facility with 6 Ops in Poway on a busy, main road. Medical bldg. location with free parking. Computerized throughout with Dentrix and Dexis Digital X-ray, CBCT, soft tissue laser, and I/O Cameras. Look no further, this Practice has a solid foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA2932- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2932>

**N. SAN DIEGO COUNTY INLAND FACILITY ONLY** - Current dental office is in an excellent location with solid anchor retail stores in a busy shopping center. 2,400 Sq/Ft unit. 5 Ops plumbed 4 equipped, plus a 4-Chair Ortho Bay. Excellent space for either a GP looking to expand or a Specialist needing a 2nd location. Don't miss this opportunity. #CA2840- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2840>

**SAN DIEGO - NEW LISTING** - Beautiful practice for sale in a highly desirable and affluent community. Office has 4 Ops, CEREC, CBCT, Digital X-Ray, CariVu, soft tissue laser, and IO cameras in a 1,500 sq. ft. space. Dentrix Ascend cloud-based software, paperless with workstations in every Op. Room for growth with most specialties referred out. #CA2896- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2896>

**SAN DIEGO - NEW LISTING** - Long established GP practice plumbed for 6 Ops, with 4 equipped and primed for production. This attractive and recently updated 1,898 sq ft office includes SoftDent software, Digital PAN, 2 Microscopes, soft tissue laser, electric handpieces and I/O Camera. Many procedures are referred out of the practice leaving plenty of room for additional hours and dentistry. #CA3005- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3005>

**SAN DIEGO** - Rare opportunity, seller retiring! Beautiful 4 Op GP practice in a highly desirable location. Situated in a medical building with good cash flow, this very reputable dentist is doing high quality work. Practice utilizes Dentrix and Digital X-Rays. #CA2851- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2851>

### CENTRAL CALIFORNIA

**APTOS/ SANTA CRUZ PERIO** - 4 Ops, 1,350 sq. ft in quaint town nestled between the redwoods and the sea. Seller retiring 27 years goodwill. Paperless, 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://dentalpracticetransitions.henryschein.com/listing/CA2725/>

**FRESNO AREA** - 6 Op Valley gem with great staff in a growing and desirable area. Over 20 years of Goodwill in a modern office space layout of ~3,200 sq. ft. Paperless with Eaglesoft, digital x-ray, I/O cameras, Trios Scanner, digital pan/ceph, and soft tissue lasers. Seller reports 2,400+ active pts. in the past 18 mo., averaged over 29 NP/mo. in past 12 months with 12 days of Hygiene/wk. 2019 GR \$1.4M+, 2020 P&L GR \$1.306M+, 2021 is projected to hit \$1.4M range again, all on a 36-hour workweek with Seller Dentist and Associate Dentist in production. Seller may consider Option to Purchase the stand-alone Building w/practice. #CA2004- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2004/>

**GREATER MODESTO** - 7 Ops+RE in a desirable area with over 16 years Goodwill. Dentrix, digital x-ray, I/O cameras, Nomad portable x-ray unit, soft tissue laser, and a digital Pano. Dentrix reports over 1,000 active patients over the past 18 months, average of over 8 NP/mo. in the past 12 months, booked 6 months in advance. There is room for practice growth as most specialty procedures are referred out. 2019 GR \$392K, 2020 GR was \$615K, and 2021 is projected to exceed prior year's production...all on a 32-hour Dr. workweek. This practice does NOT accept Delta Premier insurance. #CA2795- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2795/>

**MONTEREY** - 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://dentalpracticetransitions.henryschein.com/listing/CA2614/>

**SANTA CRUZ** - 4 Ops in 1,250 sq. ft. located minutes from the beach! The office utilizes digital x-ray, I/O cameras, panoramic x-ray, Cerec CAD-CAM, Cone Beam CT Scan, and Dentrix PM software. A bread and butter practice with even more potential for growth because Dr. refers out many procedures. Averages 11 new patients per month, FFS and Delta PPO only. #CA2938- Kim Ta - 408-687-5001 <http://dentalpracticetransitions.henryschein.com/listing/CA2938/>

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**SANTA CRUZ COUNTY** - 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://dentalpracticetransitions.henryschein.com/listing/CA2822/>

### NORTHERN CALIFORNIA

**ALAMO - NEW LISTING** - 13 years of goodwill in the heart of this very desirable town. 3 Ops in ~900 sq. ft. office. 2019 Revenue of \$642K on a 4 day work week with Eaglesoft PMS, 5 computer workstations, Digital X-Ray and IO Camera. Average age of equipment is 12-14 years and all in great condition. This office IS NOT in Delta's Network!! Don't miss this rare opportunity in this beautiful community. #CA2968- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2968/>

**BRENTWOOD (NorCal) - NEW LISTING** - Great location and goodwill in the center of this great community. 2019 GR of \$520K on a 2 1/2 day clinical week with solid recovery from Covid shutdown. Great upside potential for a full-time owner with 4 Ops in approx. 1,600 sq. ft. professionally designed office. Dentrix PMS, Paperless Charts, Digital X-Ray, Digital Pan, Diode Laser & IO Camera. #CA3008- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3008/>

**CONCORD/WALNUT CREEK - NEW LISTING** - 5 Ops in a beautiful setting with new-looking equipment, plus own the real estate! Manageable production with a loyal patient base in an affluent / established area with modern décor, plenty of windows, and open layout in 1,650 sq. ft. 39 years of Goodwill provide stability. Dentrix G6, new server, fiber optic handpieces, photo-phosphor plate digital x-ray, I/O cameras, CEREC, soft tissue laser, and Digital Pano. #CA2808- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2808/>

**FAIR OAKS/CITRUS HEIGHTS** - Price drastically reduced... Seller highly motivated to retire! Successful GP Practice in desirable area with 38 years of Goodwill. Nice décor with 4 Ops in ~1,100 sq. ft. with I/O camera, Digital x-ray, and Easy Dental PMS. 6 days hyg/wk., booked for ~3 months. Growth potential with Ortho and Implants. 2019 GR \$970K on a 4 day / 32 hour average work week, and 2020 production was 80% of 2019 production. #CA656- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA656/>

**FAIRFIELD AREA** - 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 sq. ft. office with 7 Ops, Dentrix, Digital sensors, I/O cameras, Digital CBCT/ Pano and average age of equipment <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 and 2021 is on track to exceed \$1.75M. Seller may work back. #CA1824- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1824/>

**FREMONT ORAL SURGERY** - 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, Pano, nitrous oxide & IV sedation equip. Carestream WIN/OMS Software with 10 computers and almost paperless charts. 2019 GR \$548K 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://dentalpracticetransitions.henryschein.com/listing/CA2754/>

**GREATER AUBURN** - 4 Ops+RE with 60+ years Goodwill. Dentrix, digital, soft tissue laser, and CEREC. Dentrix reports 1,100+ active patients in past 18 months, average 5-6 NP/mo. with 4.5 days hyg./wk. Room for growth with specialty procedures. 2019 GR \$632K on a 32-hour workweek. Not Delta Premier office. #CA2809- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2809/>

**GREATER FAIRFIELD AREA** - Practice+RE with Associate in place. 4 Ops (with a possible 5th Op) in a desirable and growing area. 32+ years Goodwill, Paperless with Dentrix, digital x-ray, and I/O cameras. Seller reports over 1,200 active patients in past 18 months, average of ~10 NP/mo. in past 12 months. 4-5 days of Hyg./wk. booked 6+ mo. in advance. Room for growth with specialties. 2021 is projected to produce ~\$610K. This practice is not in-network w/Delta Premier, mostly PPO and out-of-pocket reimbursement. #CA2955- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2955/>

**GREATER LAKE TAHOE AREA** - Outstanding general practice in growing resort community. 37+ years of goodwill, 1,590 sq ft with 4 fully equipped Ops, Softdent, Dexis Platinum digital sensors, I/O cams, Adec and Pelton equip. 5 days of hygiene, 12-15 NP/mo. Opportunity to grow as most specialties referred out. 2019 GR \$760K with even stronger post-Covid rebound. Real estate also available to purchase. #CA1715- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1715/>

**GREATER SONORA AREA** - Great rural lifestyle with a solid GP practice & stand-alone Dental Office Building in beautiful hilltop setting. 37+ years Goodwill in stable community. 5 Ops, Dentrix, I/O camera, pano x-ray. 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://dentalpracticetransitions.henryschein.com/listing/CA1713/>

**NAPA COUNTY - NEW LISTING** - PRICE REDUCED! General Practice located in a beautiful wine country town in Napa County. 7 Ops in a 2,088 sq. ft., stand-alone building. An inviting, warm, and friendly atmosphere with modern touches has seen generations of families in the community for over 37 years. GR \$1M+ with 7 Days of hygiene. Dentrix, Dexis Digital X-ray, including Sordex Digital/Ceph Pano. Out of network with Delta Dental! C&B practice with strong hygiene program and 12-16 NP/month. Highly desirable foundation, including the opportunity to grow keeping specialty work in-house. #CA2912- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2912/>

**OAKLAND** - 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 \$595K in 12 months since reopening. 4 Ops in approx. 1,500 sq. ft. with Digital X-Ray and Digital Panoramic. Carestream PMS with 6 workstations, I/O Camera. Seller owns the stand-alone building and offering a great long-term lease. #CA2839- Jim Engel - 925-330-2207

**PALO ALTO - NEW LISTING** - Central Palo Alto with over 70 years of goodwill with 3 owners. 2021 Revenue of \$1,818,000 on a 4 day work week. 9 Ops housed in an updated 2,500 sq. ft. free-standing building. 9 days of Hygiene, Dentrix PMS, Paperless Charts, Digital X-Ray, Laser, IO Camera, and Digital Scanner. #CA3037- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3037/>

**PLEASANTON - NEW LISTING** - Great location and beautiful office in the heart of this highly desirable community. 2019 Revenues of \$1.3M+ with 7 Ops, 5 equipped in ~3,200 sq. ft. with Dentrix PMS, Digital X-Ray, Digital Pan and Diode Laser. No need to add \$\$, this practice has everything! This won't last long, so apologies in advance if you miss out. #CA2891- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2891/>

**PLEASANTON - NEW LISTING** - Great neighborhood practice with 24 years of goodwill. 2019 Revenue of \$470,000 with reduced workdays in the recent years. Softdent PMS with 5 workstations, paperless charts, digital X-Ray, and intra-oral camera. 6 Ops, 5 Equipped. Asking price is indicative of reduced days but don't miss this opportunity in this great community. #CA3023- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3023/>

**ROCKLIN/GRANITE BAY AREA** - Impressive high-end 4 Op GP & Cosmetic (with emphasis on full-mouth cosmetic cases) practice in a desirable/affluent area. Great décor and open layout space in ~1,400 sq. ft. beautiful Condo suite, which is to be purchased with practice. 30+ years Goodwill in this paperless practice, Dentrix, digital x-ray, I/O cameras, CariVu system, i7ero Scanner, and soft tissue laser. Dentrix reports 1,650+ active pts. in past 18 months, averaged 21+ NP/mo. in past 12 months, 8.25 days Hyg./wk. Rm for growth with specialties. 2019 GR \$1.6M+, 2020 GR was \$1.5M+ and 2021 projected over \$2M Production. Selling Dentist and a 2 day/wk associate working in practice. #CA2793- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2793/>

**ROSEVILLE/CITRUS HTS. AREA - NEW LISTING** - High retail and drive-by traffic 4 Op practice with 18 years Goodwill. Nice layout in ~1,600 sf professional & retail exposure building. MOGO PMS, digital x-ray, I/O cameras, and soft tissue laser. Software reports 1,300+ active patients in past 18 mo., averaged 13 NP/mo., 5 days Hyg./wk., scheduled 4 wks. in advance. Room for growth in hygiene and specialties. 2019 GR \$613K, 2021 on track to hit \$775K. Seller will assist Buyer in transition. #CA2897- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2897/>

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**ROSEVILLE/CITRUS HTS. AREA** - 6 Op practice in a high-traffic retail area. Efficient layout in ~2,250 sq. ft. professional & dental office building, 13 years of Goodwill, SoftDent, digital x-ray, I/O cameras, and soft tissue lasers. Seller reports over 1,100 active patients in the past 18 months, avg. 26 NP/mo., 5 days of Hygiene per week. Room for growth with most specialties referred out. 2019 GR \$667K and 2020 GR was \$669K, 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://dentalpracticetransitions.henryschein.com/listing/CA2749/>

**ROSEVILLE/ROCKLIN AREA - NEW LISTING** - High production, high-end, 7 Op GP practice in a highly-desirable sustained growth area. Efficient layout with plenty of glass/windows for a bright & cheerful space in ~2,700 sq ft office suite. 32+ years of Goodwill, Dentrrix, Dexis digital x-ray, I/O cameras, Pano, Planmeca CAD/CAM System, and 3 soft tissue lasers. Dentrrix reports 4,100+ active pts in last 18 months, averaged 44 NP/mo., 10-12 days of Hygiene/wk. 2019 GR \$2.3M+, 2020 GR was \$2.2M+ and 2021 is projected at \$2.5M+ production. Seller may work-back and possible Lease with Purchase Option of the ~5,100 sq. ft. building with cash-flow tenant in place. #CA2770- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2770/>

**SACRAMENTO METRO ORTHO - NEW LISTING** - Rare opportunity Ortho practice available for purchase in a growing and stable area. Attractive design in ~2,000 sq office space along with well-trained dental team. Privatized Consultation area with an Open Office operator area housing 5 dental chairs including Ortho Trac by Carestream PMS, paperless practice, digital X-ray sensors, and a Digital Pan-Ceph. Historically booked out 4-6 weeks, over 12 years of Goodwill, and Seller will assist in transition and referral-base introductions. 2019 GR \$541K, and 2021 GR was \$451K on a 24 to 30 Dr.-hour work week. #CA2986- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2986/>

**SAN FRANCISCO PEDO** - This drop-dead beautiful office boasts 7 treatment chairs in 1,950 sq. ft. with 2019 revenues of \$953K and steady recovery since Covid shutdown. Practice Works PMS with 12 workstations, Digital X-Ray, Digital Pan, and Nitrous Sedation. Average age of equipment is 5 years and even our best photos don't do justice to this beautiful office and seller willing to stay on for a smooth transition! #CA2953- Jim Engel - 925-330-2207

**SAN FRANCISCO - NEW LISTING** - Beautiful Financial District practice with over 15 years of goodwill. 4 treatment rooms housed in 1,744 sq. ft. with Sofident PMS, Digital X-Ray, Digital Pan & IO Camera. 2019 FFS & PPO Revenue of over \$1.6M but declining since Covid shutdown. This is a Delta PPO office so no gap in revenue. Over 70 NP/mo. will drive this practice to new heights with a motivated new owner. #CA2934- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2934/>

**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 and will work towards a very smooth transition. #CA1140- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA1140/>

**SAN MATEO - NEWLY ADJUSTED PRICE IMPROVEMENT!** This gorgeous family practice has been established for 30+ years in a densely populated, desirable location. Average \$1.4 M in GR on a 4 day work week. This turn-key practice has state-of-the-art technology, including CEREC, Digital 2D/3D Pan, Digital X-ray, iTero Scan, Microscope, Laser, I/O camera, and Paperless with Dentrrix. 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 Op. Retiring dentist is offering a smooth transition. #CA2596- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2596/>

**SONOMA COUNTY** - Priced below Market Value, 3-year historical consistency- Above \$1M GR. 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 with Sofident, 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://dentalpracticetransitions.henryschein.com/listing/CA2790/>

**SONOMA COUNTY** - 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://dentalpracticetransitions.henryschein.com/listing/CA2594/>

**SONORA AREA** - Loyal patient base and a long-term, knowledgeable staff in this 5 Op practice in a desirable growth area. Over 74 years Goodwill in this partial-paperless practice, Carestream PMS, digital x-ray, I/O cameras, soft tissue laser, and a digital pano. 1,300+ active patients in the past 18 mo., averaged 14 NP/mo. in the past 12 mo., 8 to 10 days of Hyg/wk. Room for growth in the Hygiene and keeping Ortho in-house. 2019 GR \$825K, 2020 GR \$659K, and 2021 is projected to have a record year with production thru 7/15/2021 reported at \$720K. Building for sale w/ practice. #CA2850- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2850/>

**S. SACRAMENTO (GREENHAVEN) AREA** - Nice producing GP practice with Associate in place to assist in growth of this ~1,581 sq. ft., 4 Op practice in a desirable socio-economic area. Over 32 years Goodwill in this paperless practice with Curve PMS, digital x-ray, I/O cameras, soft tissue laser, and a digital Pano/Cone Beam unit. Seller reports 1,200+ active patients in the past 18 mo., averaged ~10 NP/mo. in the past 12 months, 4 days of Hyg./wk. Room for growth specialties. 2019 GR \$678K, 2020 GR was \$615K, and 2021 is has projected production over \$800K. This practice does NOT participate in Delta Premier insurance. #CA2741- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2741/>

**VACAVILLE AREA** - 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, Dentrrix with 5 workstations, digital x-ray, I/O 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, and most specialties referred out. 2019 GR \$723K and 2020 GR was \$609K. Seller will work back to assist Buyer in transition. #CA2748- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2748/>

## OUTSIDE OF CALIFORNIA

**PORTLAND, OREGON** - Great location and visibility on a major Portland thoroughfare. 20 years of goodwill, in a Professional building. Office is sparkling clean, turn-key, and ready for a new buyer. Seller will assist with transition. 4 Ops with 1 add'l plumbed, currently used as storage. Dentrrix, Cliniview, Panoramic X-ray, Laser, Digital X-rays, and I/O camera. GR \$646K in 2019 with 50% Medicaid. #OR2757- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/OR2757/>

**SEATTLE ORTHO/PEDO** - High-end neighborhood of Seattle, in 2,240 sq. ft with 1 private, 1 semi-private and 2 open bay chairs. (would be considered by a bank to be a modified start-up). Equipment is from 2014 and is in great condition and seller will stay on (long term or short term). As of 9/21: Practice Collected \$346K. #WA2863 Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/WA2863/>

**SEATTLE SUBURB ORTHO/PEDO** - Seller seeks motivated, energetic and entrepreneurial buyer who wants to take this practice and GROW! (Seller is open to bringing on an Associate, partner or a long-term work back). Built out in 2014 with top-of-the line equipment, Paperless with Dentrrix, and professionally designed. 2,915 sq. ft. with 4 open bay chairs, 1 surgical suite and 3 private Ops. Modified start-up. #WA2862- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/WA2862/>

**SOUTHERN OREGON** - Beautiful and turn-key office features all the bells and whistles. Located in a desirable area of Southern Oregon with 5 Ops, Paperless, 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://dentalpracticetransitions.henryschein.com/listing/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://dentalpracticetransitions.henryschein.com/listing/OR2574/>



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## LOS ANGELES/VENTURA/KERN COUNTY



### GLENDALE

PPO/Fee for Service - general dentist's practice that collected \$1,724,626 with a seller's net of \$651K in 2021. 4 eq. ops. in a 1,589 sq. ft. suite located in a professional medical building. 42 Years of community goodwill. Rent is \$5,536/month. Established & reliable staff. Bright, clean, streamline suite with large windows that offer 5th story views. 6 days a week of Hygiene between 3 hygienists. CBCT, Eaglesoft, Digital X-rays, & Intra Oral Cameras. This is the practice that you've been waiting for!

### GLENDALE

3 ops. in a 1,200 sq. ft. suite located in a two story, mixed use, busy shopping center off Glendale Ave. Established as a dental practice for ~25 years. Landlord is ready to negotiate a new lease! Nicely designed suite. Leasehold Improvements & Equipment Only

### HACIENDA HEIGHTS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

**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!**

**SOLD**

### 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 \$228,710 in 2020 and \$228,313 in 2021. **\$182,500**

### LANCASTER

The practice has **4 eq. ops. in a 1,470 sq. ft. suite** located in a busy, single story, **strip center with excellent visibility and signage.** The practice was established in 1997 and has **25 Years of Goodwill.** Seller is very active in the community through education and outreach. **Rent is \$2,542/month** and the practice offers an overall **low overhead.** Solid Patient Base. **Collected \$345,315 for 2021. \$248,500**



### LONG BEACH PEDIATRIC PARTNERSHIP

Unique opportunity to buy into a 1/3 pediatric dental partnership of a highly reputable pediatric & orthodontic dental practice. The opportunity is for the pediatric dentists' interest in the partnership. Board Eligible or Board certified is preferred. Potential buyer must have clinical competency, management experience, and a strong financial position.



Paul

Ellen

Greg

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DRE License #02006320Ph: (909) 542-4891 • Fax: (866) 890-1033 • [info@gregbeamer.com](mailto:info@gregbeamer.com) • [www.gregbeamer.com](http://www.gregbeamer.com)**LOS ANGELES (90022)**

**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. \$79,000!

**LOS ANGELES (90048)**

**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, \$335,015 in 2020 and \$271,980 in 2021. \$199,500!**

**MARINA DEL REY**

**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

**MONTEREY PARK - NEW LISTING**

**3 eq. ops. in an 812 sq. ft., efficiently designed suite** located in a community established Medical building with ample, free parking convenient to the 10 and 60 freeways. The building offers elevators and a pharmacy on the bottom floor. Established as a dental practice for 6 1/2 years. The seller is a nonprofit and is relocating. Rent is only \$2,424 per month. Leasehold Improvements & Equipment Only

**TORRANCE**

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+.

**WEST COVINA - NEW LISTING**

**4 eq. ops in an 1,800 sq. ft. suite** located in a busy, strip center on a major street with excellent visibility and signage. 7 Years of Goodwill. Easy Dental software, Intra Oral Camera, Digital Xray and equipment that averages 5-15 years old. Associate run. Collected \$382,621 in 2021 on a 3-day work week. Potential to be open more, increase marketing and revenue.

**SAN BERNARDINO COUNTY****REDLANDS - UNDER OFFERS**

**7 eq. ops. in a 2,200 sq. ft., recently remodeled suite** located in a single story building with excellent exposure and signage. Rent is \$3,000/month. 13 Years of Community Goodwill. Attracting on average 15 new patients/month. Dentrux Software, Digital Xray, Intra Oral Camera, and equipment that shows pride of ownership. Solid staff that will aid in transitioning to a new owner. **Projecting \$863,683 for 2021!**

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## ORANGE COUNTY

### GARDEN GROVE - NEW LISTING

3 eq. ops. with the opportunity to expand to 4 ops. 1,100 sq. ft. efficiently designed suite located in a very busy center with excellent visibility, signage, and traffic on a major street. Lease is only \$3,130/month and has exclusivity! Low Overhead. 30+ Years of Community Goodwill. Retiring Seller. Collected \$391,289 in 2021 on a 4 day work week. Buyer has the opportunity to work more days/hours, implement marketing, and recapture dentistry that is currently referred out.



### ORANGE COUNTY PROSTHODONTIST – NEW LISTING

Board-certified Prosthodontist is seeking an equally capable board-certified Prosthodontist to purchase his practice. Highly reputable practice is located in a desirable community. Candidates should have a high level of clinical capability in completing complex prosthodontic cases, placing implants and managing the periodontal health of patients. The buyer should also have a high degree of business acumen and highly capable of marketing to referring general dentists. 2 days of hygiene per week along with an established staff are also part of the business. Buyer will be generously rewarded by a high caliber staff, trusting patients / referring dentists and a highly profitable business.

## HUNTINGTON BEACH

**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 Xray+ **Projecting \$384,857 for 2021.**



## SAN CLEMENTE

**3 eq. ops.** in a spacious suite located in a community established Medical building. Convenient to the 5 freeway and local shops/restaurants. The suite offers plenty of natural light and Ocean Views! Seller currently works 4 days a week. Rent is only \$4,724/month! 80% Insurance and 20% Cash Income Stream. **Collected \$625,415 in 2019, \$554,683 in 2020, and Collected ~\$628,065 for 2021. \$500,000!**

## RIVERSIDE COUNTY

### NORCO

2 eq. ops and 2 plumbed not eq. ops. in a well-appointed, 1,260 sq. ft. suite located in a single story, busy center on a major street with excellent visibility and plenty of parking. All treatment rooms are wired for digital. Established as a Dental practice for 15+ years in this growing, family oriented, traditional, community convenient to the 91 and 15 freeways. Low Overhead and a \$2,905/month exclusive lease. All major equipment and dental instruments included. Experienced office manager open to working with the new owner. Turn-Key! Leasehold Improvements and Equipment Only



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DRE License #02006320Ph: (909) 542-4891 • Fax: (866) 890-1033 • [info@gregbeamer.com](mailto:info@gregbeamer.com) • [www.gregbeamer.com](http://www.gregbeamer.com)**SAN JACINTO - \$44,888!**

**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**

**4 ops. in a 1,800 sq. ft. suite** located in a two story medical building convenient to the 15 freeway and close to all area amenities. **Beautiful area to live/work.** Rent is \$3,500/month. Digital Suite w/ Eaglesoft, Intra Oral Camera, Picasso Laser, and more. **Retiring seller** that currently works 4 days a week. 19 years of community goodwill. Excellent online reviews. **PPO Insurance/Cash Income stream.** Solid staff.

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**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 2200 sqft. 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.

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

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

**Westlake Village:** Real estate included. Perfect size 2300 sq ft 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.

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**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.

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

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

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**Beverly Hills:** 6 treatment rooms, retiring dentist, Fully digital. Great rent with Wilshire views. Great rent.

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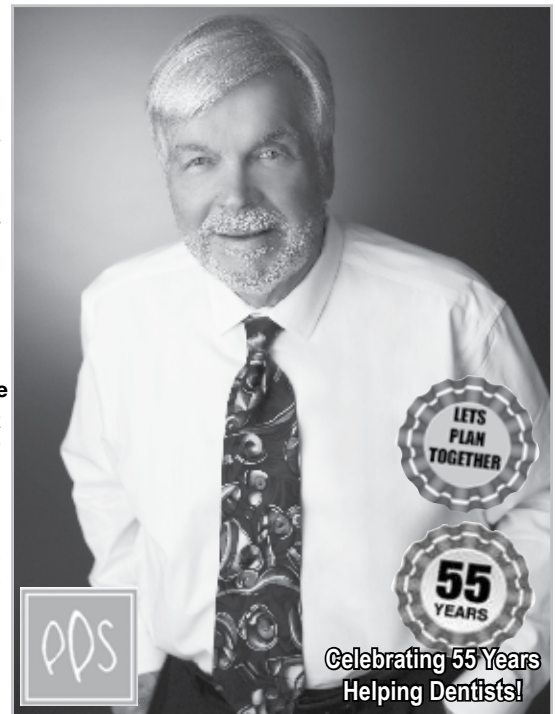
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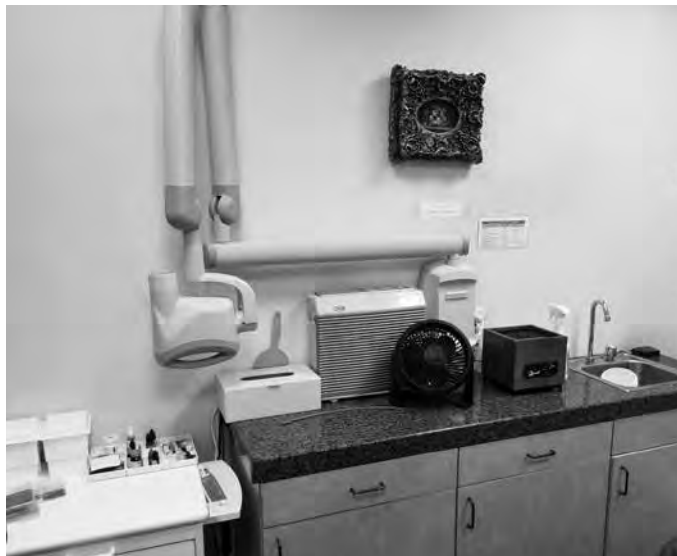
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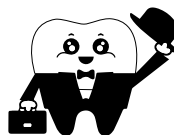
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