

# THE Dental Trader

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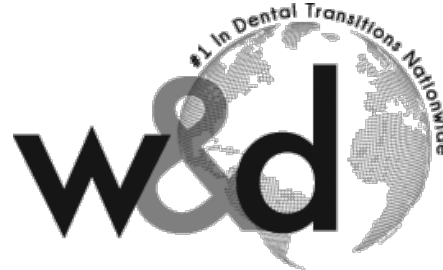
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**Dentist's Office for Lease** W/Months Free Rent! Near California State University San Bernardino Call John: 909-709-8889

**Dental delivery** cart, 5 years old, beaver state, 5 years old, good condition. \$500. 707-529-3414

**Fresno:** Large office with Real estate in upscler area. (818)522-9123

**San Jose** - \$500,000 - 2022 gross \$770k+, 4ops/1,100sqft. Dr. Rishi Salwan (888)8022340 DRE#02085289

**SAN JOSE:** New build as of 2012, spacious office w/6 Ops.~2185 sf w/6 Ops. \$795k (DN-1476) WPS/800-641-4179

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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. **[SOLD]**

**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.

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

## LOS ANGELES COUNTY

**ANTELOPE VALLEY - PRACTICE & BLDG.** (8) op comput. G.P. & a free stand. (4) plex bldg. on a main thoroughfare, w exposure, visibility & signage. The office has been recently remodeled, & has lots of new eqt. including a new CBCT & server, (2) new eqt'd ops w a new x-ray unit, a new sterilizer & a newer compressor & vacuum. There are digital x-rays in all ops, Eaglesoft software & the practice is chartless. Cash/Ins/PPO/Denti-Cal pts. Annual Gross Collect. \$1.1M to \$1.2M w (8) days of Hygiene/wk. The practice refers out Ortho, Molar Endo & diff. O.S. Seller is selling to reduce daily commute. **[NEW]**

**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.

**ENCINO** – (3) op comput. G.P. located in a prof. bldg. on a main thoroughfare. Cash/PPO pts. No HMO, No Denti-cal, No Nights & No weekends. Gross Collect \$375K+/yr. on 3½ days/wk. Digital x-rays (XDR). Low overhead/high net. Seller refers out all Endo, all Perio Surgery, all Ortho, & most O.S. Seller is retiring but will transition. **[NEW]**

**L.A. - KERN COUNTY LINE - G.P. PRACTICE & BLDG.** 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.

**EXISTING BUILT OUT AND PLUMBED DENTAL OFFICE SPACES FOR LEASE** - Are you looking to start from scratch, or to open up a second office? Or Maybe you wish to move your existing office to a better location? D&M has multiple built out and plumbed dental office spaces for lease located in the following areas: Anaheim Hills, Brea, Burbank, Canoga Park, Fallbrook, Garden Grove, La Habra, Mission Hills, Northridge, No. Hollywood, Orange, Palm Desert, Reseda, San Fernando, Santa Ana, Sylmar, Tazana, Tustin, West Hills and Woodland Hills. In addition, we conduct customized space and building searches. **[NEW]**

**SHERMAN OAKS** - (4) op comput. G.P., located in a prof. bldg. on a main thoroughfare. Cash/PPO pts. No HMO, No Denti-cal, No Nights & No weekends. Annual Gross Collections \$200K+. Seller is retiring but is willing to stay for a short transition. **[NEW]**

**WOODLAND HILLS ORTHO/PEDO** – (4) op Ortho/Pedo plus (1) day/wk G.P. Located on the 1st floor, end cap, with street frontage, exposure, & visibility. CASH/PPO/Denti-Cal. 2021 collect. \$369K+. Digital X-Rays & new Pano. Seller retiring but willing to stay to do Ortho, Pedo, and/or Mentor. **[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]**

**LAKE FOREST** – (4) op comput. G.P. Store front location w exposure/visibility/signage. Cash/Ins/PPO/Denti-Cal patients. Annual Gross Collects. \$500K to \$600K. Eaglesoft s/w, CBCT, Itero Scanner, Digital x-rays & the practice is chartless. (9+) years of Goodwill w a low overhead/high net. Refers out most Endo, O.S., Perio & Ortho. Seller is retiring & moving, but will assist with a short transition. **[PENDING]**

## MADERA COUNTY

**Room for Your Madera County Practice Listing.**

## 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.

## SAN DIEGO COUNTY

**CLAIREMONT (N. SAN DIEGO COUNTY)** – (3) op comput. G.P. located in a smaller prof. bldg. on a main thoroughfare. Cash/PPO pts. No HMO, No Denti-cal, No Nights & No weekends. Annual Gross Collect \$200K+ p.t. Remodeled office, digital x-rays, new compressor & vacuum, & newer eqt. Seller refers out all Specialty work and does no advertising. **[NEW]**

## SAN LUIS OBISPO COUNTY

**Room for Your San Luis Obispo County Practice Listing.**

## VENTURA COUNTY

**THOUSAND OAKS/NEWBURY PARK** - (3) Op comput G.P. located in a shop ctr with exposure, visibility, & signage. Spic-n-Span Clean, Pride of Ownership, with newer eqt. Cash/Ins/PPO pts. No HMO & No Denti-cal. 2021 Gross Collect \$585K+ on an easy 3½ day wk. (7) Days of Hygiene/wk. Eaglesoft Software, Digital X-Rays, & Chartless. (40) years of Goodwill. Seller moving out of state, but will assist with a short transition. **[SOLD]**

**THOUSAND OAKS GENERAL/PERIO PRACTICE** - (4) op office located on a main thoroughfare, in a shop ctr, w exposure, visibility, signage, & ample free parking. Beautifully built out & eqt'd from scratch in 2018 @ a cost of \$450K. Nearly new top of the line Mid Mark eqt., Open Software, Digital X-Rays, & Chartless. Cash/Ins/PPO pts. 2021 Gross Collections \$325K+ on an easy 1 to 1½ day/wk. Projecting \$370K+ Collect. in 2022. Huge upside with more days & advertising. Seller to concentrate on their main office in West L.A., but will assist w a transition. **[NEW]**

## UPCOMING PRACTICES FOR SALE

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**Elk Grove** GP Dental office for sale-This is a well-established strongly diversified general practice located in Laguna West plaza in Elk Grove, Ca. This practice is 3,300 sq.ft. (seller owned) it has 5 operatories, Pano x-ray, intra-oral camera, digital x-rays, and Eagle Soft operating software. The office is also equipped with a back laboratory, 2 bathrooms, 2 private offices, and a private lunchroom. Goodwill of 25 years, with a low overhead of 46%. Please email: [smarvo@aol.com](mailto:smarvo@aol.com) for more details.

**PLEASANTON:** Prime Location, Unrivaled Potential & Exposure. Affluent Neighborhood. ~1.685 sf w/3 Ops. Plumbed for 1 add'l \$595k (DN-1464) WPS/800-641-4179

**DANVILLE GP FOR SALE** - 4 Ops+RE, 80 Yrs. Goodwill, Digital, 5 1/2 Hyg Days/wk. GR \$1.3M HSDPT-Jim Engel 925-330-2207 - #CA3203- <https://dentalpracticetransitions.henryschein.com/listing/ca3203/>

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**Dental Implant** Parts for sale. Surgical, prosthetic, healing abutments. Various manufacturers. [pocketdepth@yahoo.com](mailto:pocketdepth@yahoo.com)

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**Encino Practice For Sale** \$189,400: 50-years goodwill, 2022 collections \$474k, Ventura Blvd location in busy shopping corridor! [info@integritypracticesales.com](mailto:info@integritypracticesales.com) (855) 337-4337

**DENTAL BOARD OF CALIFORNIA** ALLOWS HALF OF REQUIRED CE UNITS FOR LICENSE RENEWAL IN HOME STUDY. PDS offers home study courses @ \$10.00/unit. text 909-933-9076.

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***“The sale of my dental practice was complicated, so I really appreciated the experience and expertise of Bob Olson. He was able to resolve an impasse with my former partner and her spouse regarding lingering buyout issues.... All bases were covered and I felt he had my back.”***

Avvo® Review #142

**FAIRFIELD / VALLEJO GP FOR SALE** - 7 Ops+RE, Paperless, Digital, 43+ Yrs. Goodwill, GR \$1.5M. HSDPT- Jay Harter 916-812-0500-#CA3117 <https://dentalpracticetransitions.henryschein.com/listing/ca3117/>

**Practice for sale**, in Visalia. 4 ops, computerized and digital, Eaglesoft practice management. More info, dianarangel@sbcglobal.net

**Adec 500** black chairs (in the crate never used or installed) from Patterson that retail for 42k each. These are complete continental delivery units with assistant arm and doctor stools. I will sell for 33k and shipping is available. Ccookmd@yahoo.com or text 228-860-7895

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**SANTA ROSA / SONOMA COUNTY** - 100% FFS office, excellent layout, 4 rooms, easily expand to 8+ rooms, fantastic office Rev \$1.3 M [www.ddsmatch.com](http://www.ddsmatch.com) 855-546-0044

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**SAN JOSE Podo:** Beloved Pediatric practice w/ stellar reputation serving generations of families for 40+ years. ~2,010 sf w/ 3 Chairs + plumbed for 1 add'l. Reduced \$250k - Condo Unit Available for Purchase (DG-1428) WPS/800-641-4179

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**SAN JOSE GENERAL PRACTICE FOR SALE:** Well established practice collects around \$1.2 million annually on 5 day/week with 5 days of hygiene. The office has five equipped operatories with digital x-rays, CBCT, CEREC, Itero 5D and latest Dentrux software. Professional building. Located in highly desirable area of San Jose, must see to appreciate, photos on request. General Dentist Asking \$1,025,000.00 Email: [Smile4me916@gmail.com](mailto:Smile4me916@gmail.com)

**Dental practice will be available Mid-February 2023. Great location. Busy on-going practice. Contact 831-374-4614 for more information.**

**Hanford** - New listing Practice with Real Estate, great treatment rooms, room for more. Stand Alone building. Great parking. Dentist (818) 522-9123 Sold

## SAN JOSE

Email:

[Smile4me916@gmail.com](mailto:Smile4me916@gmail.com)

### GENERAL PRACTICE FOR SALE:

Well established practice collects around \$1.2 million annually on 5 day/week with 5 days of hygiene.

Seller refers out maxillary endo, more involved surgeries, all perio surgery, all pedo. The office has five equipped operatories with digital x-rays, CBCT, CEREC, Itero 5D and latest Dentrux software.

Professional building. Located in highly desirable area of San Jose, must see to appreciate- photos on request. High visibility, lots of traffic near busy street.

General Dentist Asking \$1,025,000.00

**Redlands Medical/Dental Building For Sale** Dental / Medical building in Redlands, CA. Large 18,625 sq. ft. lot with 4,896 sq. ft. building built in 2007. There is more than ample parking with great visibility. Offices are plumbed for medical or dental use. Priced at \$2,611,000. Contact Chris Barbour at [chris@omni-pg.com](mailto:chris@omni-pg.com), 916-792-5038. (CAR105)

**Santa Barbara** Dental practice Rev 500K+ 3dy wk, \$250k Emergency sale! [yanjan@gmail.com](mailto:yanjan@gmail.com) has new 3d Xray and New chairs

**YOLO COUNTY** \$1 Million year performer. Hygiene produced \$345,000. Doctor produced \$780,000. Seller would like a Group to acquire the practice with his working back focusing on high-end procedures. Facility well-designed to be far busier. To learn more, go to [www.PPSsellsDDS.com](http://www.PPSsellsDDS.com)

**South Sacramento County** 6 op General Dentistry Practice Amazing south Sacramento County growth opportunity practice. High visibility location. Underserved community and 6 operatories. Priced to sell. Contact Chris Barbour (#2135925) at 916-792-5038 or [chris@omni-pg.com](mailto:chris@omni-pg.com). (CAD125)

**BAKERSFIELD #30** - (4) op comput G.P. Cash/PPO. Collect. \$525K to \$550K/yr. on a (3) day week. Digital x-rays. Seller retiring. D&M Practice Sales (818) 591.1401



# LCF Practice Sales & Financing

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

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#### Los Angeles County

##### Diamond Bar: Collections ~ \$849K

- Long term pt base. All Cash/PPO
- Doctor does mostly bread & butter dentistry w/ hygienist.
- Doctor sees 8-10 pts/day.
- Professional suite. 6 eq.ops.

##### Inglewood: **SOLD!**

##### ▪ 2022 Collections ~ \$900K

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

##### La Habra: **SOLD!**

- Collections ~ \$271K. All CASH/PPO
- Opens 3.5 days/wk. No Weekends.
- Lots of outside referrals.
- 4 eq. ops. Reasonable Rent

##### Long Beach: **SOLD!**

- Collections ~ \$550K
- Large retail center. 3 eq.ops. + 1
- ~50% FFS/PPO; ~50% Cap/DentiCal
- 20+ years goodwill

#### Riverside County:

##### Murrieta - Grosses ~ \$788K.

- Seller retires. High profit margin.
- ~ 70% PPO, ~ 30% Denti-Cal.
- Production from 1 doctor & hygienists.
- Professional suite. 5 eq. ops.
- Lots of outside referrals.

##### Palm Desert: Large Shopping Plaza.

- Next to Sun City Retirement Center
- Part time practice. Mostly PPO/CASH
- Great opportunity for doctors who do implant cases to increase production.
- Seller Financing Available. 7 eq. ops.

##### San Jacinto - **New Listing!**

- Office Grossed \$1.58 Million in 2022
- Stable production for many years.
- Prominent retail ctr. Reasonable rent
- 4 eq. ops. + 1 add'l plumbed.
- Mix of Denti-Cal & PPO/Cash pt.
- All GP works & no specialties.

#### Central California

##### Fresno - Collects ~ \$300-350K

- ~ 70% HMO, ~30% FFS/Cash
- Capitation check pays rent.
- Just renovated. New Equipment.
- 3 eq. ops. ~ 1,150 sq.ft.

##### Modesto - General & Ortho Practice

- Grosses ~ \$1.5 M. Mostly PPO/Cash
- 10+ years of goodwill & good recall program & high profit margin.
- Strip mall. 6-8 ops.
- Reasonable Rent.

#### Orange County

##### Anaheim - Starter Practice w/Bonus Pt.

- Strip mall: 3 eq. ops. + 2 plumbed
- ~ 50% DentiCal, ~ 50 % Cash/FFS
- Nice staff. Fair Rent. Low overhead.

##### Anaheim Leasehold - **SOLD!**

##### ▪ Asking \$115K (from \$135K)

- Strip mall, minutes away from I-5
- ~2,200 sq.ft. 5 eq. ops. + 1 plumbed

##### Fountain Valley: **New Listing!**

##### ▪ Family practice. Collections ~ \$275K

- ~ 50% FFS/PPO & ~ 50% Denti-Cal
- 3 eq. ops. + 1 add'l plumbed
- Retail Center. Reasonable Rent.
- Border of Fountain Valley & Santa Ana

##### Newport Beach - **New Listing!**

- Collections \$500 - \$550K
- Prominent professional suite across from one of the largest shopping centers.
- Beautiful & classy practice
- ~2,500 sq.ft., rent ~\$10,500/month
- Selling for health reasons.

##### Westminster - Collections ~ \$773K

- Shopping Plaza in the heart of Westminster, close to Fountain Valley.
- Mostly PPO/Denti-Cal
- 4 eq.ops. ~1,200 sq.ft.
- Rent ~ \$4,400 plus triple net

#### Northern California

##### Daly City - Collections ~ \$410K

- Seller retires. Mostly PPO/Cash
- 4 equipped ops. Reasonable rent
- Single standing bldg. on main street.

##### Dublin: Collections ~ \$1+ Million

- General and Orthodontics
- Seller retires. 15+ years goodwill.
- Large shopping plaza close to freeway.
- 4 equipped ops. ~ 1,350 sq.ft.
- ~65% FFS/PPO, ~35% HMO/Cap

##### East Bay Area - **Pediatric Practice**

- Grosses ~ \$900K
- Surrounding areas include Castro Valley, San Leandro, Oakland ...
- Mixed Insurance. Many Denti-Cal pts.
- Front street location. 5 eq. ops.

##### Fremont - Grosses ~ \$645K

- 20+ years of goodwill
- On main street. Large retail center - close to Fremont Hub.
- 4 equipped ops. + 3 plumbed
- ~ 50% DentiCal; ~50% Cash/others
- Runs with 1 Doctor + 3 staff

##### Sacramento - **New Listing!**

##### ▪ Asking \$95K!

- Strip mall off Highway - 99
- 3 equipped ops. + 1 plumbed
- 2022 Production ~ \$200K.
- Part time practice. Low overhead.

#### Northern California

##### Dental Practice & Real Estate In San Jose : Collections ~ \$600K

- ~80% FFS/PPO and ~20% HMO/Cap. Cap check ~\$2k/month.
- Practice opens 3 days/wk.
- Office run with 1 dr + 3 staffs.
- 4 eq. ops., ~1,000 sq.ft.
- Real estate - prominent professional suite within walking distance from strip malls.

##### Starter Practice and Real Estate In San Jose - **New Listing!**

- State of the Art Practice
- Just renovated. New equipment
- Selling for family/health reasons.
- Large Shopping Plaza in Vietnam Town. 3 chairs, ~ 1,600 sq.ft.
- Golden opportunity to be your own landlord.

##### San Jose - Grosses ~ \$310K

- Seller retires. Low overhead.
- Opens 3 days/wk. Mostly PPO/Cash
- 3 equipped operatories. Low Rent.
- A Spanish speaking doctor will be at an advantage at this office.

##### San Jose - 2 practices for sale

- Office #1 - Collections ~\$400K  
Retail Center - 5 ops. Rent ~\$4,800
- Office #2 - Collections ~ \$590K  
Retail Center - 5 ops. Rent ~\$8,300
- Both are ~50% Denti-Cal; ~50% Others
- Close to East San Jose & Vietnam town.

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

- Mostly PPO/FFS. Opens 4 days/wk
- Family practice & quality dentistry
- Good hygiene/ recall program.
- Fair Rent. 3 eq. ops.
- Seller willing to negotiate price!

##### Stockton - **Practice & Real Estate**

- Grossed ~ \$865K.
- High profit margin.
- Doctor retires. 3 eq. ops.
- ~60% DentiCal, 40% PPO/others.
- Single standing bldg. w/parking lot.

##### Sunnyvale - **New Listing!**

- 2022 Collections ~ \$900-950K
- Office accepts PPO/Cap/HMO
- Office does mostly general dentistry. Lots of outside referrals.
- 2 - 3 doctor days/wk
- Prominent professional suite. 4 op.

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**Fresno. New Listing! Collections** ~ \$300-360K. ~70% HMO, ~30% FFS. Capitation check pays rent. Just renovated. 3 ops. Call Loc Pham, BRE#0187578. (714) 550-7494. <https://LCFpracticesales.com>

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## SAN DIEGO, ORANGE COUNTY, INLAND EMPIRE & LOS ANGELES



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**IN ESCROW! Culver City Fast-Start | \$126,000 | 5 ops | #10064**  
40-year established General Practice on busy road downtown!  
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**SOLD by Ken Skeate: Los Angeles | \$265,000**

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**Long Beach Bixby Knolls Fast-Start | \$299,900 | 5 ops |**  
#10060 Rare opportunity in prestigious Bixby Knolls! Stunning,  
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**Newport Beach | \$539,000 | 6 ops | #10028** Sophisticated  
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**SOLD by Eddie Delshad, DDS: West Hollywood | \$335,000**

**SOLD by Eddie Delshad, DDS: Beverly Hills | \$65,000**

**SOLD by Ken Skeate: Thousand Oaks | \$459,000**

**IN ESCROW! Chatsworth | \$269,900 | 5 ops | #10029** 40+ years  
goodwill at GP in high-vis corner loc. Call AI (818) 298-9770

**SOLD by AI Galvis: Tarzana | \$959,000**

**Encino Turnkey | \$45,000 | 6 ops | #10080** Fully furnished and  
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**IN ESCROW! Palm Desert | \$1,400,000 | 6 ops | #10024** 100%  
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fee-for-service practice! 5-star rated, ideally located directly off  
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**NEW! Anaheim + Real Estate | \$195,000 + \$495,000 | 3 ops |**  
#10092 Fast-Start GP in beautiful medical plaza with 450  
active patients and \$250k in annual revenue. GREAT jumpstart  
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**San Diego | \$359,000 | 8 ops | #10084** Established GP in hip &  
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**NEW! Murrieta Vacant Dental Office | \$5,253/mo | 6 ops |**  
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**SOLD by Tim Miller: Rancho Mirage | \$629,000**

**Palm Springs | \$240,000 | 4+ ops | #09904** Practice in style at  
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**San Luis Obispo | \$495,000 | 6 ops | #10040** Own 50% of this remarkable, 100% fee-for-service practice near historic and highly sought-after Downtown SLO, often dubbed "mini-Silicon Valley". There is currently little-to-no marketing which translates to a significant possible growth opportunity! Call Darren (805) 878-0633

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**SOLD by José: San Jose | \$95,000**

**SOLD by Scott Taylor: San Jose | \$1,700,000**

**Hayward | \$150,000 | 4 ops | #09970** 21-year General Practice with a solid reputation for quality dental care. It's located in a busy retail center with popular anchor stores near university and downtown. Call José (925) 382-9525

**SOLD by Scott Taylor: Monterey | \$1,350,000**

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## BAY AREA & SAN LUIS OBISPO CONT.



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**Santa Cruz | \$599,000 | 4 ops | #10065** Top-notch General Practice was recently rebuilt and is ready to impress! With its large un-obstructed windows and stunning vaulted ceilings, exposed wood beams, and private garden for all to enjoy. This beachside practice boasts 5-star reviews and is just steps from Monterey Bay. Call Scott (650) 374-9383

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**Sebastopol | \$395,000 | 4 ops | #10023** Surround yourself in rolling ranches and lush vineyards. This very highly rated General Practice has an astonishing 71 years of goodwill, and features paperless charts & state-of-the-art technology, and an ideal location. Call Nelson (510) 501-1959

**Sacramento + Real Estate | \$200,000 + \$450,000 | 4 ops | #10010** Possible Pankey Scholar mentor relationship at this 38-year established and 100% fee for service, prosth/GP with an extraordinary staff. Call Nelson (510) 501-1959

**Fresno | \$340,000 | 5 ops | #09987** This family practice has become a dental landmark in the local community. Collecting 5-star reviews for years and located in a charming office complex surrounded by towering pines and maples just off the Yosemite Freeway. Call José (925) 382-9525

**Sonoma + Optional Real Estate | \$649,000 | 4 ops | #10070** How would you like to work just 3 days per week and generate \$365k in net income?! Potential to expand into another 1,000 square feet if real estate is purchased! Call Nelson (510) 501-1959

**SOLD by José: Bakersfield | \$1,202,000**

**Porterville + Real Estate | \$385,000 + \$350,000 | 4 ops | #10015** Stroll around downtown in your spare time with this lovely family practice. They are the only practice in the area to offer IV sedation and oral surgery, so you automatically have a huge leg up on any local competition. Call José (925) 382-9525

**SOLD by José: Bakersfield | \$995,000**

**Fresno + Real Estate | \$280,000 + \$849,000 | 5 ops | #10017** Picture yourself in this pristine office ideally located just off Highway 41 in a beautiful suburban neighborhood. Excellent word-of-mouth referrals and tons of opportunities for growth if marketing were added. Call José (925) 382-9525

**Tulare County + Real Estate | \$300,000 + \$566,000 | 3 ops | #09916** Make a name for yourself in Tulare County with this tremendous fast-start opportunity in centrally located dental office. Downtown near City Hall this 3-operator office can easily be converted to 6! Call José (925) 382-9525

**Ukiah | \$575,000 | 4 ops | #10008** Net income was \$547k and they're on track to collect \$1.2M in 2022! This practice is priced unbelievably low, and the seller is incredibly motivated. Nothing but upsides at this once-in-a-lifetime opportunity for an excellent dentist looking for small-town pace with big-city income! Call José (925) 382-9525

**SOLD by José: Visalia + Real Estate | \$1,836,525**

**Modesto | \$535,000 | 12 ops | #10086** Excellent GP with flexible seller willing to workback if needed. Located in a busy, high-vis shopping center with state-of-the-art technology and tons of untapped potential! Call Nelson (510) 501-1959

**Porterville | \$380,000 | 6 ops | #10067** Nestled in a popular shopping plaza, this 2,700-square-foot office does not have to do any advertising to attract patients. However, a bit of thoughtful marketing and a stronger online presence would only bring upsides! Call José (925) 382-9525

**Jackson + Real Estate | \$275,000 + \$667,000 | 5 ops | #10075** This is quintessential small-town America! 30 years of goodwill and situated in a beautiful freestanding building w/ potential for 8 ops! Call Nelson (510) 501-1959

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**YUBA CITY:** "Best of" Award for unparalleled service – more than 3,400 prophies per year! ~2,598 sf w/7 Ops + 1 add'l. \$895k – Real Estate Also Available (GG-1461) WPS/800-641-4179

**SAN JOSE GENERAL PRACTICE FOR SALE:** Well established practice collects around \$1.2 million annually on 5 day/week with 5 days of hygiene. Seller refers out maxillary endo, more involved surgeries, all perio surgery, all pedo. The office has five equipped operatories with digital x-rays, CBCT, CEREC, Itero 5D and latest Dentrux software. Professional building. Located in highly desirable area of San Jose, must see to appreciate-photos on request. High visibility, lots of traffic near busy street. General Dentist Asking \$1,025,000.00 Email: Smile4me916@gmail.com

**Associate dentist with ownership choice in 91740. Only for serious applicants. email@: route66familydentistry@gmail.com**

**GREATER MODESTO AREA GP FOR SALE** – 5 Ops Great Location, 32 Yrs. Goodwill, Eaglesoft PM Software, Digital. GR \$372K, Jay Harter 916-812-0500-#CA3369 <https://dentalpracticetransitions.henryschein.com/listing/ca3369/>

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**GREATER VACAVILLE AREA GP FOR SALE** - 5 Ops, 30 Yrs. Goodwill, Dextrix, 36-hours Hyg. Per week. 2021 GR \$449K HSDPT- Jay Harter 916-812-0500-#CA3328 <https://dentalpracticetransitions.henryschein.com/listing/ca3328/>

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**South Sacramento County** 6 op General Dentistry Practice Amazing south Sacramento County growth opportunity practice. High visibility location. Underserved community and 6 operatories. Priced to sell. Contact Chris Barbour (#2135925) at 916-792-5038 or chris@omni-pg.com. (CAD125)

**EL DORADO HILLS GP FOR SALE** - 4 Ops, Digital, 29 Yrs. Goodwill, Highly Desirable Area! GR \$421K. HSDPT-Jay Harter 916-812-0500-#CA3373 <https://dentalpracticetransitions.henryschein.com/listing/ca3373/>

**San Gabriel Implant/Endo Practice** For Sale \$515,000: 100% FFS, high net income on 2-days, busy retail location. info@integritypracticesales.com (855) 337-4337

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**NAPA GP FOR SALE** - 5 Ops, 44 Yrs. Goodwill, Fee For Service, Digital, Highly Desirable Area! 2021 GR \$1.5M HSDPT - Gina Miller 707-391-7048 - #CA3387 <https://dentalpracticetransitions.henryschein.com/listing/ca3387/>

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**SANTA ROSA:** Practice & Real Estate in pristine building. 1,000 sf w/3 fully equipped OPs. Seller Retiring \$395k – Real Estate Also Available (CN-1477) WPS/800-641-4179

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**Thomas Sudbijo, DMD (Tustin, CA)**-Law Offices of Jeng and Associates is definitely one law firm that I will continue to use for my legal needs. Dr. Jeng was very helpful addressing my questions and was on top of things and kept me informed in every step. Call Jeng & Associates 714-858-0536

**EUREKA:** Practice collected over \$1.05M in 2021 – highly esteemed, fee-for-service practice. ~1,300 sf w/5 Ops + 1 add'l. \$395k – Real Estate Also Available (FG-1481) WPS/800-641-4179

**Fresno area - CA:** With Real Estate 5 Treatment rooms, large contemporary building office, 4000 sqft of space. (DRE01993607) (818)522-9123

**SANTA CLARA COUNTY / WEST VALLEY OMS FOR SALE** - 5 Ops, CBCT, Mac Practice PMS, Seller Retiring! GR \$579K. HSDPT-Jim Engel 925-330-2207 #CA3239 <https://dentalpracticetransitions.henryschein.com/listing/ca3239/>

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**CUPERTINO - NEW LISTING** - Family-friendly General Practice with over 26 years of Goodwill in the heart of Silicon Valley. Paperless with Easy Dental PM and Digital X-ray. Light and bright, roomy, and great flow in 1,400 sq. ft space, three (3) Ops, with room to grow. Easy patient parking in a well-kept, leased professional building. Mixed demographic ages, to grow and expand with a foundation to prosper. Refers out Ortho, Endo, and Oral Surgery. Reasonably priced, great for a new buyer starting out or a satellite office. Open to negotiate. Seller retiring and will support a smooth transition. #CA3424 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3424/>

**DANVILLE** - Beautiful Practice & Real Estate in this very desirable location. Over 80 years of Goodwill with over 44 years with present owner. 2021 GR \$1.3M+ on a 4 day work week with 5 1/2 days of Hygiene. 4 updated Ops in 1,200 sq. ft with Digital X-Ray, Intraoral Camera, Fiber Optics & Dextrix PMS with 7 workstations. This area is in very high demand so don't wait to inquire on this opportunity. #CA3203- Jim Engel - 925-330-2207 <https://dentalpracticetransitions.henryschein.com/listing/ca3203/>

**ELK GROVE / SOUTH SACRAMENTO AREA ORTHO** - Rare opportunity to acquire a thriving Ortho practice in a highly desirable community. Selling Doctor has worked 3 days/week for over 21 years and the practice now offers the patient demand opportunity for more workdays. Strong, diversified referral network in place, including ongoing Study Club. Seller will work back for at least 3 months after sale to see all existing patients at least twice, and for up to 1 year to complete 10-20 of the most challenging cases and to help buyer maintain existing referral network. 1,200 sq. ft. bright and attractive office layout with 3 open-bay chairs, a 4th chair located in a private office, a large patient waiting area, and a complete office renovation completed in 2019. Landlord maintains dental air, water, and suction systems. Orthotrac PMS with (upgradable to CBCT) digital Pan-Ceph X-Ray unit. Practice is booked 6 weeks in advance, with 3 to 5 starts per week. 2021 had 240-250 active patients in full treatment (with 206 Full-Banding and 30 Phase I Intercept cases). 2021 GR \$724K including 4 vacation weeks. #CA3250- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3250/>

**FAIRFIELD/VALLEJO AREA** - Over 43 years of Goodwill in this 7 Op paperless practice in a high-traffic area in a professional retail and dental office building, Datacon PMS, digital x-ray, CEREC, and digital Pano/ConeBeam unit. Avg. 19 NP/mo. over past year, and 5 hygiene days/wk. 2019 GR \$1.343M, 2020 GR was \$1.223M, and 2021 GR was \$1.5M+, on a 48-hour workweek with Associates employed to boost production. Delta Premier is 35% of practice. Buyer can purchase a share of the Dental Real Estate. #CA3117- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3117/>

**FOLSOM/EL DORADO HILLS/GOLD RIVER AREA - NEW LISTING** - Rare opportunity well-producing GP practice in highly desirable area. Four (4) Operatory practice of approximately 1,050 sq. ft. in a well-known multi-tenant retail center. 3 to 3.5 days of Hygiene per week, and the Dr. is booked out 2 to 3 weeks in advance. Plenty of room for growth, with all specialties being referred out. 2021 GR was \$421K on a 3 day workweek. #CA3373- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3373/>

**GREATER FRESNO AREA - NEW LISTING** - Seldom available high production practice in a highly-desired area of Fresno Metro! Seven (7) Operatory practice of 2,000 square feet in a high-traffic retail and office multi-tenant professional center that is located in the best family and school-oriented area in the Greater Fresno geography. Over 67 years of Goodwill with Dextrix PM Software, 14 workstations, Dexis digital x-ray sensors, Itero Ortho 3D Scanner, and a Planmeca digital 2D Pano. Seller reports (per Dextrix reporting) over 8,000 active patients in past 18 months, averaging ~33 new patients per month in the past 12 months, 11 days of Hygiene per week, and with strong Ortho production in the practice. Room for growth with Perio and Implant Placement, as those specialties are being referred out. 2021 Gross Receipts \$1,641,610 (Consisting of \$268,835 in Ortho Production and \$1,570,575 in GP Production) on a 34 hour workweek. Seller will work back for buyer for up to 3 years. #CA3405- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3405/>

**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. Projected 2022 GR \$900K. Real estate also available to purchase. #CA1715- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1715/>

**GREATER VACAVILLE AREA - NEW LISTING** - Great opportunity to purchase a loyal GP patient-base and practice at a huge discount, at 53% of last year's GR! Seller must sell fast and may consider a patient records/Goodwill sale. Located in a 1,700 sq. ft. space in a centrally-located urban building with high street-traffic, and 30 years Goodwill. Freshly updated w/new laminate flooring and paint in the past year. Very loyal staff and patients with 5 Ops, 3 computer workstations, Pano, and Dextrix PMS. Good hygiene recall patient base, hygiene schedule pre-booked 98% of the time, booked for 6 mo., with avg. of 36 hygiene hours/wk. Only 14 patients eligible for Delta Premier. 2021 GR (for only 10 months, practice closed for remodel 2 months in 2021) were \$449K on a 32 hour average work week, which would normally equate to \$540K on a 12 month production year. #CA3328- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3328/>

**LAKE TAHOE AREA WITH LAKE VIEWS** - Huge Price Reduction for fast sale (Seller must sell due to family reasons) this practice can be purchased for 40% of this year's Collections! 4 Op GP paperless practice with space to expand in a high-traffic retail area next to a bus stop. Efficient space layout in 1,650 sf professional retail and dental office building, over 20 years of Goodwill, Dextrix PMS with 11 workstations, digital x-ray, Digi-Doc intra-oral cameras, soft tissue lasers, Glidewell IO CAD/CAM Scanner, and digital Pano. Seller reports over 3,300 active patients in the past 18 months, averaged 55 NP/mo. over past year, 2 days of Hyg./wk., with Dr. scheduled 2 to 3 weeks in advance. Room for growth with all Endo and Implant Placements being referred out. Delta PPO, NO Delta Premier patients. Seller will work back to assist Buyer in transition. 2019 GR \$1.59M, 2020 GR \$1.69M, 2021 GR \$1.4M, and 2022 is on track to hit \$2M in production! This practice has huge upside growth potential at the lowered asking price! #CA3100- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3100/>

**NAPA COUNTY - NEW LISTING** - Prestigious "Fee For Service" general practice located in the world-class Wine country of Napa Valley, CA. This Practice has 2021 \$1.5M gross revenues with room to grow profits by adding implants, endo, oral surgery, and ortho. Located in a gorgeous, sleekly modern, seller-owned condo featuring five (5) Ops, 1,750 sq. ft. Established over 44 years with a reputation for creating 5-star customer care experiences, with an emphasis on designing Northern California's most beautiful smiles and high-quality restorative dentistry. Computerized throughout and digital with Dextrix pm, Dexis digital, intra-oral, laser, 3-Shape Trios, photography studio, TV monitors, and massage chair for the ultimate patient experience. A loyal and stable team and long-established quality patients are in place. A well-respected seller is willing to work back for a smooth transition. Option to buy or lease condo. When you step into this dream office, you will be inspired to make that offer to purchase and taste the good life. #CA3387 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3387/>

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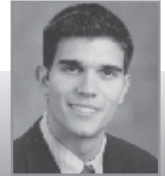
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**NORTHERN CALIFORNIA PERIO** - Northern Bay Area, established 33 years with consistent and stable GR over \$1.4M with 4 days of Hygiene. Seller-owned Condo. 4 Ops, 532 sq. ft. Seller retiring with Real Estate available for sale. Seller supportive post-sale for a smooth transition. **SOLD!** #CA3118 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3387/>

**OAKLAND - NEW LISTING** - Great downtown location with over 20 years of goodwill. 2022 Revenue of \$784,000 on 5 day work week. 6 treatment rooms housed in 2100 sq. ft. of modern furnishings. Owner also owns the real estate and will possibly sell along with the practice. Dentrax PMS, Paperless Charts, Digital X-Ray and Diode Laser included with this great opportunity. #CA3398- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3398/>

**SOLD! PLEASANTON** - Great neighborhood practice with 24 years of goodwill. 2019 GR \$470K 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/>

**SANTA CLARA COUNTY / WEST VALLEY ORAL SURGERY- PRICE REDUCTION!** This very affluent community reflects the quality of this practice. 2021 GR \$579K on a 3 1/2-day work week. Well-appointed 5 Ops with 1 add'l room not equipped and housed in a beautiful 2,400 sq. ft. space with volume ceilings and great natural light. Equipment includes CBCT, Mac Practice PMS, and central Nitrous Oxide, IV Sedation, and everything needed for an OMS office. Owner is retiring but will help with a smooth transition. #CA3239- Jim Engel - 925-330-2207 <https://dentalpracticetransitions.henryschein.com/listing/ca3239/>

**SONOMA COUNTY** - \$1.6M GR in 2021. Transferring 27 years of Goodwill, 8 days of Hygiene, on a 4-day work week. 1,700 sq. ft., 4 Ops, updated technology. A Practice like this is hard to come by! Seller retiring and offering both Practice and Real Estate for sale or lease. #CA3165- Gina Miller - 707-391-7048

**S. SACRAMENTO / ELK GROVE AREA - NEW LISTING** - Great cashflow with loyal patient base! Four (4) Operatory practice of approx. 1,570 square feet in a high-traffic and high-visibility retail strip center. Over 31 years of Goodwill with Eaglesoft PM Software, 4 workstations, and a Panoramic X-Ray. Seller reports (per Eaglesoft reporting) over 1,400 active patients in past 12 months, averaging 16-17 new patients per month in the past 12 months, Dr. booked out about 2 weeks in advance, and 5 days of Hygiene per week. Room for growth with Endo, Ortho, Perio, and Implant Placement specialty procedures being referred out. 2021 Gross Receipts was \$816,120 on a 32 hour workweek. Seller would work back to assist in transition. #CA3418- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3418/>

**S. SACRAMENTO METRO ORTHO** - Great and rare opportunity to acquire an established "Invisalign Diamond Plus Provider" Ortho Specialty practice with high potential in a growing and desirable community. Attractive and modern-looking design in 1,612 sf office space in a nice-exposure retail strip-mall building. Open Bay 5 Chair Operatory area with a Lab, includes paperless records, Cloud 9 PM Software, digital X-Ray sensors, and a Digital Pan-Ceph X-Ray unit. Historically booked out 20 weeks in advance, per Seller there are 223 active patients in full treatment (with 187 Full-Banding and 36 Interceptive cases per year) with an average age of patients of 25 to 55 years of age. This practice has over 10 years of Goodwill established with a broad/diversified referral base, and the Seller is willing to assist in transition and with referral-base introductions. 2021 GR \$404K. #CA3149- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3149/>

## CENTRAL CALIFORNIA

**GREATER MODESTO** - Wonderful GP practice and Professional Office Building Condo available for purchase. This 7 Op practice is in a desirable area with over 16 years Goodwill. Dentrax PMS w/12 workstations including newer dental equipment with fiber optics, digital x-ray, intra-oral cameras, Nomad portable x-ray unit, soft tissue laser, and a digital pano. Dentrax reports over 1,000 active patients over the past 18 months, average of over 8 NP/mo. in the past 12 months, Hygiene procedures account for 23% of the 2020 production, and there are currently no hygienists working at the practice. The practice schedule is booked out 6 mo. in advance. There is room for growth as most specialty procedures are referred out. 2019 GR \$873K, 2020 GR \$615K, and 2021 \$729K, all on a 32-hour Dr. workweek. This practice does NOT accept Delta Premier. Purchase of the Dental Office Building Condo is required with the practice purchase. #CA2795- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2795/>

**GREATER MODESTO AREA** - Proven patient-base and production history - Attractive GP Practice is located in a 1,400 sq. ft. space in a centrally-located urban building with nice street traffic. Boutique-style practice, 20+ years of Goodwill, and a long-term dental team in place with 5 Ops, 12 computer workstations, Cone-beam x-ray, Dentrax PM Software, CEREC Cad-Cam & 3D Printer, digital x-ray sensors, and Nitrous plumbed in Ops. Four hygiene days/wk. and many specialty procedures referred out. 2021 GR \$758K on 30 hour average work week. #CA3329- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3329/>

**GREATER MODESTO AREA - NEW LISTING** - Incredible Location and Room to Grow. This GP practice is located next to a new and under-construction municipal building which should reportedly add approximately 2,000 new people doing business in the neighborhood. Urban multi-tenant general office building with great street-traffic. 32+ years of practice Goodwill with five (5) Ops, 9 computer workstations, Eaglesoft PM Software, Intra-Oral Camera, and Digital X-Ray sensors. Two hygiene days per week and most specialty procedures (including all implant placements) are referred out. 2021 Gross Receipts was \$372K on an average 3 days per week work-week. #CA3369- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3369/>

## SOUTHERN CALIFORNIA

**APPLE VALLEY** - Retail strip center practice with GR of over \$730K. 5 Ops plus 1 add'l plumbed in 1,800 sq. ft. space. Brand new CBCT System installed this year, Dexis digital X-ray, HDX intra-oral camera, and Eagle Soft Software. Long-term staff of 5 employees. No hygienist, so room to grow. HMO with capitation check of \$2,500, MediCal, PPO, and some fee for service. Office sees 40 NP/mo. with 2,500 active patients and over 25 years of Goodwill. Endo, Ortho, Perio, and Implants are referred out. #CA3340 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3340/>

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**COASTAL ORANGE COUNTY** - Beautiful dental practice for sale in a stand-alone dental building with retiring seller. 3,000 sq. ft. with 8 rear entry Ops, Progeny Digital X-ray and 4 x-ray units that are used between rooms. Avg. equipment age is 10 years old. Plenty of room to install CBCT or Pano. Large front office space, lab in the middle of office as well as a staff lounge. Genesis PMS. Easy freeway access with free open parking lot. Practice is open 2.5 days a week. No hygienists, so there is growth potential for hygiene as well as keeping specialties in-house. Associate works 2 days/wk. will stay on post-sale. PPO and HMO patients that pay for upgraded services. Seller owns the building and will lease space to new owner. Possible opportunity for future bldg. purchase. 2021 GR \$881K. There is nothing but upside with this practice! #CA3275 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3275/>

**BREA - NEW LISTING** - Absolutely beautiful five (5) operator practice located in a highly desirable area of Brea! The office is in a standalone building on the corner of two major streets—has great visibility, street signage, and a private parking lot. The 2,400 sq ft practice, is bright, spacious, and very well maintained. This practice has everything you want in a modern general dentistry office—it is fully paperless, utilizes Open Dental software, has an iTero scanner, Gemini diode laser, intra-oral camera, digital x-rays, digital pano, and a CBCT. The practice has a loyal patient base, fantastic staff, and grossed approximately \$1.49M in 2022—on 5.5 doctor days and 4.5 hygiene days per week. This is a great opportunity to purchase a well-performing practice in a wonderful community! It won't last long! #CA3380- Ben Sapir - 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3380/>

**HESPERIA** - Price Reduction! Well-established General Practice in a free-standing building which is also for sale. Seller is retiring, great major street visibility, excess parking. Building is 2,176 sq. ft. with 5 furnished Ops, Digital X-Ray, and Digital Pano. Office is open 4 days a week, fee for service practice (no Denti-Cal or HMO). 2021 average GR \$500K, Seller prefers to sell building and practice together. #CA1500 - Steve Caudill - 951-314-5542 <https://dentalpracticetransitions.henryschein.com/listing/ca1500/>

**LA VERNE** - General Dentistry practice located in the quaint town of La Verne. Strip center location with two (2) equipped Ops and 1 additional plumbed in 1,500 square feet. This practice is ready to take to the next level, adding technology of your choosing! Our seller is ready to retire and has 24 years of caring for patients in the area. 2021 Gross Receipts of \$220,000. The practice has plenty of room to grow with marketing and adding specialty procedures that are currently referred out. #CA3353 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3353/>

**COASTAL LOS ANGELES COUNTY** - Incredible Redondo Beach practice located steps from the ocean! Seller is leaving the state and looking to sell the long-established FFS/PPO practice located near the corner of two busy streets. The 1,000 sq. ft. bright, charming, and well-maintained practice has 4 Ops and 29 years of goodwill. The practice added \$615K in 2021 on 4 doctor days and 4.5 hygiene days/wk. Most specialty work is referred out. The practice utilizes Easy Dental software, has computer/monitors in every room, digital x-rays, laser and intraoral cameras. The practice has a consistent supply of new patients, a great staff, and strong hygiene program. #CA3314- Ben Sapir - 310-596-0961

**LOS ANGELES - NEW LISTING** - High Tech Koreatown Practice for sale. Located on the main floor of a high-rise medical/business building with underground parking. Over \$850,000 in gross collections. Four (4) Ops in 3,470 sq. ft. and four additional Ops can easily be added to the space. Open Dental Software, Paperless charts, 3 Shape scanner, Vatech 3D cone beam, digital x-ray. Equipment is 3 years old and all specialty work is referred out except for implants. 80% fee for service, 20% PPO. No hygienist so there is an opportunity to grow. Seller is willing to stay and work 3 days a week. This office is ready to be taken to the next level! #CA3376 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3376/>

**LOS ANGELES - NEW LISTING** - Nicely appointed five (5) operator practice located on a main street, with great signage, in a desirable area in Los Angeles. The office is in a strip center, has free parking and easy freeway access. The practice grossed \$571K in 2022 and has a loyal patient base. The practice has strong cash flow and offers the new owner many opportunities for growth as it is open only three days a week. The spacious practice is 1,650 sq. ft., utilizes Eaglesoft software, has computers/monitors in most operatories, and digital xrays. This is an amazing opportunity to purchase a well-performing practice with huge growth potential in a wonderful community! It won't stay on the market for long! #CA3423- Ben Sapir - 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3423/>

**TORRANCE** - This is the Dream Practice! This South Bay General Practice has over \$1.1M in collections. There are 6 Ops and long-term dedicated staff. The practice has over 40 years of goodwill and an excellent reputation in the community. The seller is moving on and ready to retire. The practice has a great net of \$201K after debt service. The practice has a strong hygiene schedule and in-house periodontics and endo specialists, 2 days/mo. The practice utilizes SoftDent, has Digital X-rays, Intraoral Cameras, and Lasers. The practice is beautifully appointed and very welcoming, the feel of walking into a lovely living room. This practice is a rare gem for the South Bay area. #CA3113 - Ben Sapir 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3113/>

**RANCHO SANTA MARGARITA** - Beautiful 4 Op practice with over 30 years of goodwill in this light and bright office. Practice utilizes Dentrax, laser, digital sensors, and Pano. Strong hygiene program with over 3.5 days of hyg/wk. Modern design with large windows in the operatories. 2021 GR over \$665K with room to grow. #CA3160 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3160/>

### SAN DIEGO

**CHULA VISTA ORTHO - NEW LISTING** - Prime location in the growing, family-oriented community of Chula Vista, the practice is 1,050 sq. ft., has 5 treatment chairs and 1 exam chair. It is located in a professional building with easy access, plenty of free parking, and walking distance to the library, schools, and downtown. The Doctor has been in this practice for 21 years and is working 2 1/2- 3 days/wk. With years of goodwill, a low overhead of 46%, and tremendous room for growth, this is not a practice you want to miss. #CA3343- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3343/>

**CHULA VISTA** - Rare opportunity in San Diego to purchase a practice with real estate. This spacious and bright 1,760 sq. ft. Medical Condo with 6 equipped Ops, and 2 add'l potential Ops. Located near Sharp Hospital with 52 years of goodwill and 4.5 days of hyg/wk. 44% FFS and 56% PPO. 2021 GR \$545K with average of 16 NP/mo. Look no further, this well-established practice has a strong foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA3195- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/CA3195/>

**CHULA VISTA - NEW LISTING** - General Practice located in the heart of Chula Vista in a strip mall, retail space. Office has 3 Ops in an 800 sq. ft. space. Dentrax software, paperless with workstations in every operator. Currently working 2 days/wk. in the office with \$432K collections in 2021. PPO & FFS office with low overhead and strong cash flow. Room for growth by adding more days and bringing specialty work in-house. #CA3334- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3334/>

**ENCINITAS - NEW LISTING** - General Practice located in the highly desirable area of Encinitas in a strip mall, retail space. Office has three (3) operatories and one (1) unequipped operator. Over 20 years of goodwill with Ace Dental Practice Management Software. 2022 Gross Receipts were \$323k on a 3-day work week. The practice is 70% PPO and 30% FFS. Room for growth with most specialties referred out. #CA3375- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3375/>

**ENCINITAS - NEW LISTING** - General Practice located in the highly desirable area of Encinitas in a strip mall, retail space. Office has five (5) bright operatories, 4 of which are surrounded by floor to ceiling windows and one closed door surgical op. \$923k collections in 2022. Digital PAN, Digital Sensor, soft tissue laser, in a 2,177 sq.ft. space. Dentrax software, paperless with workstations in every operator. Averages 25 new patients per month. Room for growth with most specialties referred out. #CA3389- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3389/>

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**LA JOLLA** - Well-established general practice located in the Golden Triangle of La Jolla. 2021 GR of \$816K with 9 hygiene days/wk., office has 5 Ops in a 1,900 sq. ft. space. This practice is in a medical/dental building off the freeway in the heart of San Diego's Biotech community with UCSD, Qualcomm and Scripps minutes away. Dextrix, Dexis, and soft tissue laser. Room for growth with most specialties referred out. Practice has been in this location for 35 years. This is your opportunity to take over a long-established practice with huge growth potential! #CA3190 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3190/>

**OCEANSIDE** - Long established GP practice located blocks from the beach with over 40 years of Goodwill in this 1,921 sq ft. office paperless practice. The office is plumbed for 7 Ops, 4 Equipped. 2021 GR \$691K with average of 15 new patients/mo. Located in a free-standing building with ample parking in a private lot. #CA3151- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3151/>

**POWAY** - General Practice located on a busy, main road. Modern facility with 6 spacious Ops in a 2,395 sq. ft. in a medical building with free parking. Computerized throughout the office with Dextrix 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- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca2932/>

**SAN DIEGO ORAL SURGERY** - Don't miss this incredible opportunity to own a well-established Oral Surgery office with a strong presence in the community of El Cajon. Practice started in 1976 and acquired by present owner in 2006 with 2 surgical rooms, 2 consult rooms. The practice is in a standalone building and has been in the same location for 46 years with a reliable referral base. #CA3115 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3115/>

**SAN DIEGO - NEW LISTING** - Brand new, Multi-Specialty, Dream practice built in July of 2021 located in San Diego, right off the 15 freeway. Exquisitely designed with top-of-the-line equipment and technology including CBCT, LANAP laser, and built-in electric handpieces. Purposefully designed to create an efficient yet modern and elegant space. This does not feel like your typical dental office. Full kitchenette serves as the gathering space for patients to chit chat while they enjoy their Nespresso coffee. Sliding glass doors on operator hallway for privacy or an open floor plan. Full bar, walls and cabinetry with a welcoming waterfall as you enter the office. No detail left out. Five (5) total Ops including 1 closed door surgery suite. Office open a total of 3 days a week with 2 General Dentistry days, 3 Hygiene Days, 2 Perio days per month and 1 newly added Endo day. Collections of \$745K in 2022 with FFS & PPO. 1,393 sq. ft. office, paperless, with 40 years goodwill. Easy freeway access on main thoroughfare. This is a practice you don't see come on the market every day and will not last long! #CA3384 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3384/>

### OUTSIDE OF CALIFORNIA

**NORTH SCOTTSDALE, AZ - NEW LISTING** - 6 Ops in 1,688 sq. ft. space. Features a beautifully decorated waiting area, Dextrix, Dexis digital sensors. Room for growth and seller is highly motivated. You won't want to miss out on this practice with unlimited upside! #AZ3338 - Steve Morgan - 480-271-4679 <https://dentalpracticetransitions.henryschein.com/listing/az3338/>

**SCOTTSDALE, AZ - NEW LISTING** - Experience the beauty and convenience of a fully equipped, turnkey general practice in the highly coveted NE Scottsdale area. Boasting five (5) spacious operatories with state-of-the-art equipment, including Dextrix Ascend software, DEXIS digital sensors, and digital PAN, this 2,227 sq. ft. office is completely paperless with workstations in each operatory. With ample room for expansion, you'll have enormous potential for growth, especially as most specialties are referred out. Don't let this opportunity slip away - schedule your walk-through today and secure your dream practice! #AZ3422 - Steve Morgan - 480-271-4679 <https://dentalpracticetransitions.henryschein.com/listing/az3422/>

**NORTH PHOENIX, AZ - NEW LISTING** - Dental practice and stand-alone dental building on large lot for sale in desirable N. Phoenix location! Doctor is retiring. 1,500 sq. ft. with plenty of space for expansion available. Four (4) fully equipped Ops, Carestream Kodak Digital X-ray, and recent upgrade to latest version of Dextrix. Practice has laser unit and 3D printer. Easy access from major street/freeway and free, private parking lot. Practice is open 4 days a week, and Saturdays. No hygienists as dentist performs these treatments, so there is a lot of growth potential for hygiene. Most specialty is referred out, so there is opportunity to grow the practice by keeping those services in-house. Practice was built from scratch in 2006. YTD collections of \$500K. There is nothing but upside with this practice! #AZ3377- Steve Morgan - 480-271-4679 <https://dentalpracticetransitions.henryschein.com/listing/az3377/>

**HILO, HI** - Well-established practice for sale in the close-knit community of Hilo. 2 Ops with potential for a 3rd, in a 1,050 sq. ft. space. 56% PPO and 44% Cash practice in a medical building with free, ample parking. Innova software and digital x-rays. 29 years Goodwill with room for growth as most specialties referred out. #HI3242 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/hi3242/>

**LIHUE, KAUAI, HI** - This top of the line 2,700 sq ft office was built from scratch in 2015 with 7 Ops, Dextrix, Dexis, iCAT CBCT, PlanScan, X-Guide, Zeiss Microscope and more! Collections of \$2.4M in 2021 and 100% of hyg./wk. 50% PPO, 50% Cash. Huge opportunity to grow revenue stream by bringing specialty work in-house with little competition on the island. #HI3176 - Christy Conway - 619-889-6492

**EUGENE, OR - NEW LISTING** - Highly sought after high tech Eugene location with building for sale. 6 ops, dextrix, laser, I-CAT, Primescan. Features spacious private office, consult room, remodeled patient waiting area. Only complex cases referred out. 2021 collections- \$1,036,837. #OR3355- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/OR3355/>

**EUGENE / SPRINGFIELD, OR AREA** - Features a welcoming reception, 2 private offices (1 of which may be able to convert to Endo), a business area, storage with washer/dryer, and 4 Ops. Dextrix, CariVu, DigiDoc camera, Piezo, IQ Air Health Pro Series, Stratus Micromister. 2021 GR \$922K on 4 days/wk. #OR3248- Jessica Burbon - 503-332-6462

**PUGET SOUND ISLAND, WA** - Features beautiful architecture, open and welcoming reception area, 4 Ops, and 1 add'l plumbed. Curve software, private office, new Vac and compressor. 25 NP/mo. 2020 GR: \$804K, 2021 GR: \$1.09M with an adjusted NI of \$429K. #WA3191 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3191/>

**PUYALLUP, WA** - Main artery location in a highly desirable part of town. 6 Ops + 1 plumbed with new lighting and flooring, newer Ops, multiple private offices, a large front office/check out area, and spacious staff area with private bathroom. Paperless, utilizes Dextrix and collected \$1.9M+ on 8 doctor and 4 hygiene days/wk. in 2021. #WA3247- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3247/>

**SEATTLE, WA SUBURB** - 4 + 1 Ops, Eaglesoft, paperless, Schick IO camera, Schick digital sensors, iCAT Precise digital CBCT and Picasso Laser. 10 years of goodwill in the same location and a mixed business/healthcare building. Many referrals and patients come from businesses in the building. Refers out most Endo, Ortho, Pedo, and Perio. 2021 GR: \$447K. #WA3346- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3346/>

**WHITE SALMON, WA - NEW LISTING** - Outdoor Enthusiasts Dream nestled in the Columbia Gorge with vast outdoor recreation opportunities- live and work in a small yet growing town with blue collar and affluent + high tech/work from home residents. Three (3) Ops, Dextrix, IO camera. Approx 14 new patients per month. Part time practice could be a second location or primary which is poised for growth! Seller refers out the majority of Endo, Ortho, Pedo, Implant placement, and Perio on 3 days a week. Features 24 years of goodwill. Practice is 3,022sf, located in a stand-alone building on the main road with high visibility and open/free parking. Building is also offered for sale. #WA3360- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3360/>

**SEATTLE, WA HIGH END NEIGHBORHOOD** - Pristine 4 Op beautifully designed practice located in a highly sought-after area. With excellent condition chairs and cabinetry, new sterilization center, new vac and suction, Planmeca CBCT, Dextrix software, paperless. 26 NP/mo. 2021 GR: \$641K. #WA3331- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3331/>

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*I believe Dr. Maddox is the best lawyer! I've been working with him for more than 10 years. He is very reliable, quick and honest. I believe that he is the best in his profession because he has extensive knowledge regarding both the law and dental aspects of the transactions, which means he can understand the reality of what you are going through. He always looks out for the best interest of his clients. He will defend and protect you like no other.*

**Hendrick Gonzalez, DDS - 9/25/18**

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

**Ari Rosenblatt, DDS, DMD**

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

**Dr. Jeff Javelet**



**A. Lee Maddox, DDS, Esq.**

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**DENIED DISABILITY CLAIM?** We can help you find a way forward. Call Donahue & Horrow LLP at (877) 664-5407. Free consultation; no recovery, no fee.

**FAIR OAKS:** Practice had best year in 2022 - Collected more than \$540k and cash-flowed more than \$240k. ~1,264 w/4 Ops. Price is a Steal at \$338k (EG-1442) WPS/800-641-4179

**MOBIL CABINET** Dental, White, Used in Good Condition For Sale. [yjmdds@yahoo.com](mailto:yjmdds@yahoo.com)

**MARIN COUNTY'S MILL VALLEY** Long established. Best location also draws from Belvedere and Tiburon. On part-time schedule collected \$500,000 in 2022. \$200,000 in Available Profits. To learn more, go to [www.PPSellsDDS.com](http://www.PPSellsDDS.com)

**PARTNERSHIP DISPUTE MEDIATION** with 30+ year practice transition attorney Robert W. Olson, Jr., APC, 888.963.1120, [trans.dental/mediation](http://trans.dental/mediation).

**Attend Xcel Seminars' 21st Annual Clinical Skills Series**, now as a LIVE WEBINAR Series! The 5-course, 35 CE series (all live CA CE units) for only \$529 and learn about Dentures, Pedro for GPs, Minimally Invasive Dentistry, Surgical Extractions, Mandatory Infection Control & the Dental Practice Act. Go to [www.xcelseminars.com](http://www.xcelseminars.com) or call 720-838-4093 for info or to register.

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

**Fresno** - \$150,000— 4ops/1,800sqft. 2022 gross \$433k+, net \$158k+. Rent \$2,587/month. Dr. Rishi Salwan (888)8022340 DRE#02085289



# WESTERN PRACTICE SALES

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### BAY AREA

**AC-1412 SAN FRANCISCO:** Located in Fantastic Art Deco Building in Richmond District! Annualized collections over \$1.25M! 1400 sf w/ 4 fully equipped ops **\$525k**

**AG-1135 SAN FRANCISCO:** Practice collected over \$655k in 2022! ~972 sf w/3 Ops. Plumbed for 1 add'l. **Reduced \$350k - Real Estate Also Available**

**AG-1419 SAN FRANCISCO:** Easy accessibility, free parking & low rent in SF Outer Sunset District! ~736 sf w/2 Ops + 1 add'l. **\$198k**

**AN-1441 SAN FRANCISCO:** 3-story building near Geary w/public transportation right outside! 1,400 sf w/4 Ops & plumbed for 1 add'l **\$230k**

**BG-1343 CONCORD:** Free-standing, landscaped building – located on busy commercial zoned street. ~1,118 sf w/3 Ops. **\$275k – Real Estate Also Available**

**BG-1404 ALAMO:** Busy Retail area bustling w/ activity of thriving businesses in desirable neighborhood. ~860 sf w/3 Ops. **Reduced \$195k**

**BN-1150 SAN PABLO:** Located in an attractive, popular Retail Shopping Center. ~1,300 sf w/ 4 Ops. **Reduced \$150k**

**BN-1372 SAN RAMON Facility:** Amazing Location at corner of 2 major thoroughfares with easy access to 680 freeway. 623 sf w/ 2 OPs **\$95k**

**BN-1402 HAYWARD Facility:** An amazing opportunity awaits a specialty dentist! ~1,530 sf w/2 Ops + 2 add'l. **\$120k**

**BN-1473 SAN RAMON Real Estate:** Well-maintained, free-standing Medical/Dental Professional Building. 3,403 sf w/8 OPs **\$2.4M**

**CC-1388 SANTA ROSA:** Established 25+ years in enviable location w/ stellar reputation! 1,000 sf w/3 fully equipped ops **\$250k**

**CC-1389 SANTA ROSA:** Premier Cosmetic & Restorative Practice. Fully-remodeled, modern, free-standing building. 1,800 sf w/5 ops **\$799k**

**CC-1454 NAPA AREA:** Easily accessible w/ good visibility from the main thoroughfare. ~1,326 sf w/3 Ops + 1 add'l. **\$299k**

**CN-1331 PETALUMA:** Opportunity for significant growth by maximizing workweek & keeping specialties in-house! ~1,700 sf w/4 ops **\$240k**

**CN-1417 MILL VALLEY:** Opportunity like this rarely comes along! Mill Valley is a thriving artistic community. ~1,000 sf w/4 ops **\$350k**

**CN-1477 SANTA ROSA:** Practice & Real Estate in pristine building. 1,000 sf w/3 fully equipped OPs. Seller Retiring **\$395k – Real Estate Also Available**

**CN-911 SANTA ROSA:** Well-established & priced for immediate sale! 2,250 sf w/4 ops + 1 add'l. **Seller Motivated \$325k**

**DC-1405 LIVERMORE Facility:** Move-In Ready facility in desirable neighborhood. ~1,850 sf w/ 4 fully equipped Ops **Reduced \$100k**

**DC-1409 DUBLIN Facility:** Well-maintained retail shopping center. ~1662sf w/5ops **\$250k**

**DC-1449 SANTA CRUZ:** Retail Center Location at one of city's busiest intersections. ~1700 sf w/4 Ops & plumbed for 1 add'l **\$265k**

### BAY AREA CONTINUED

**DG-1356 HOLLISTER:** Practice is on track to collect ~\$900k in 2022! ~1,500 sf w/5 Ops. **Reduced \$450k**

**DG-1399 LOS GATOS:** Stunning, high-end w/ ~\$500k in build-outs to duplicate this first-class practice! ~1,400 sf w/2 Ops + 1 add'l. **REDUCED! \$299K**

**DG-1403 FREMONT:** Loyal, stable patient base, fee-for-service practice are well educated w/ good insurance. ~1,280 sf w/ 3 Ops. **\$650k**

**DG-1411 SAN JOSE Facility:** Build your empire here at this proven location! ~1,000 sf w/2 Ops. **\$48K**

**DG-1427 SANTA CRUZ:** This high-tech practice collected over \$1.29M in 2021! ~1,600 sf w/4 Ops. **\$888k**

**DG-1447/BG-1448 CASTRO VALLEY/OAKLAND:** 2 AMAZING PRACTICES - This extraordinary opportunity is once-in-a-lifetime! **Reduced \$1.5M**

**DG-1453 LIVERMORE Facility:** Beautiful turn-key facility located on major thoroughfare in the heart of town. ~1,900 sf w/2 Ops + 2 add'l. **\$115k excl. CBCT**

**DG-1475 SUNNYVALE:** Highly-esteemed, streamlined practice – excellent visibility & easy accessibility. ~1,653 sf w/6 Ops + 1 add'l. **\$1.028M**

**DN-1243 SAN JOSE:** Reduced Price – Located in popular Retail Shopping Center! ~2,204 sf w/4 Ops + 2 add'l. **Reduced \$595k**

**DN-1458 SAN JOSE:** Over 35 yrs goodwill on major thoroughfare. 1,665 sf w/4 Ops. Collects over \$744k. Seller Retiring **\$575k**

**DN-1464 PLEASANTON:** Prime Location, Unrivaled Potential & Exposure. Affluent Neighborhood. ~1.685 sf w/3 Ops. Plumbed for 1 add'l **\$595k**

**DN-1476 SAN JOSE:** New build as of 2012, spacious office w/6 Ops. ~2185 sf w/6 Ops. **\$795k**

### NORTHERN CALIFORNIA

**EG-1430 CITRUS HEIGHTS:** Attractive Professional building in desirable established Retail corridor. ~1,304 sf w/ 4 Ops. **Reduced \$115k**

**EG-1442 FAIR OAKS:** Practice had best year in 2022 - Collected more than \$540k and cash-flowed more than \$240k. ~1,264 w/4 Ops. **Price is a Steal at \$338k**

**EG-1445 SACRAMENTO:** Enviably location on major thoroughfare w/ excellent visibility. ~2,300 sf w/ 4 Ops. **\$445k**

**EG-1480 ELK GROVE:** Enviably visibility and easy accessibility – well traveled, 4-way intersection. ~1,959 sf w/3 Ops + 3 add'l. **\$295k**

**EN-1204 FAIR OAKS:** 2021 Gross Revenues exceeded \$1.3M – equipped w/ state-of-the-art technology. ~1,272 sf w/4 Ops. **\$875k**

**EN-1335 ELK GROVE:** Huge Growth potential! Only open 1 day/wk currently. ~1,420 sf w/3 Ops. Plumbed for 1 add'l **\$130k – Real Estate Also Available**



Timothy Giroux, DDS



Jon B. Noble, MBA



Mona Chang, DDS



John M. Cahill, MBA



Edmond P. Cahill, JD

## NORTHERN CALIFORNIA CONTINUED

**EN-1432 ELK GROVE:** Located in popular Retail Shopping Center. 1,400 sf w/4 fully equipped Ops **\$395k**

**EN-1436 CITRUS HEIGHTS:** Excellent visibility generated by good traffic flow. ~3,067 sf w/9 fully equipped Ops. **\$550k – Real Estate Also Available**

**EN-1472 ELK GROVE:** One-of-a-kind opportunity in heart of Elk Grove. ~1,500 sf w/4 Ops. **\$250k**

**FG-1481 EUREKA:** Practice collected over \$1.05M in 2021 – highly esteemed, fee-for-service practice. ~1,300 sf w/5 Ops + 1 add'l. **\$395k – Real Estate Also Available**

**GG-1461 YUBA CITY:** "Best of" Award for unparalleled service – more than 3,400 prophies per year! ~2,598 sf w/7 Ops + 1 add'l. **\$895k – Real Estate Also Available**

**GN-1240 REDDING:** Practice collected >\$770k on a 3-day workweek in 2021! ~1,800sf w/5 Ops + 1 add'l. **\$495k - Real Estate Also Available**

**GN-1357 OROVILLE:** Established for 50+ years. Collections over \$864k in 2021. ~2,400 sf w/6 Ops & plumbed for 1 add'l. **\$225k – Real Estate Also Available**

**GN-1393 CHICO:** Seller willing to work-back for new owner! 1,425 sf w/ 4 fully equipped ops. REAL ESTATE ALSO AVAILABLE! **\$595k**

**GN-1401 CHICO Facility:** Vibrant, collegiate community w/ small town vibe. ~1,550 sf w/3 Ops + 1 add'l. **Reduced \$35K**

**GN-1456 BUTTE CO:** Located in Historical Landmark Bldg. ~1,832 sf w/3 Ops and plumbed for 1 add'l. Collected \$421k in 2021 **\$200k – Real Estate Also Available**

**GN-1457 GLENN CO:** 35 yrs goodwill. Over 2,200 sf w/5 ops & plumbed for 1 add'l. Est 2022 collections \$800k **\$450k – Real Estate Also Available**

**HG-1146 TRUCKEE:** All Reasonable Offers Will be Considered! ~1,700 sf w/4 Ops. **Seller Motivated \$270k**

**HG-1341 GRASS VALLEY:** Seller will consider all reasonable offers – Practice priced at 50% of 2021 collections. ~1,030 sf w/3 Ops. **Reduced \$195k+**

**HG-1390 SIERRA FOOTHILLS:** Highly-desirable neighborhood in 4-seasons Resort Community. ~1,792 sf w/5 Ops. **Reduced \$125k - Real Estate Also Available**

**HG-1474 MURPHYS:** Practice collected over \$1.63M in 2022! ~2,227 w/5 Ops. **\$895k – Real Estate Also Available**

**HN-1465 GRASS VALLEY:** PERFECT MERGER OPPORTUNITY! 1,245 sf w/ 2 fully equipped OPs. Plumbed for 1 add'l. Seller Retiring! **\$165k**

## CENTRAL VALLEY & SOUTHERN CALIFORNIA

**IN-1349 LODI:** Well-established, well-loved, well-known practice in highly desirable professional corridor. ~1,500 sf w/3 Ops + 1 add'l. **\$335 – Real Estate Also Available**

**IN-1396 STOCKTON:** Established 50 years. Seller Retiring. 1,200 sf w/ 3 fully equipped ops. Plumbed for 1 add'l. Located in Medical-Dental Professional Building **\$225k**

**IN-1429 STOCKTON:** Desirable North Stockton Location. Spacious ~3,000 sf office w/ 6 ops & plumbed for 2 add'l. Huge potential for growth by increasing the current 2-day work week **Priced at only \$100K – REAL ESTATE ALSO AVAILABLE!**

**IN-1463 LODI:** Seasoned, knowledgeable staff. Seller Retiring. 1,400 sf w/4 Ops. Plumbed for 1 add'l **\$495k – Real Estate Also Available**

**JN-1301 LINDSAY AREA:** Quality practice has been established for ~60+ yrs. ~1,700 sf w/3 Ops. **Reduced \$100K**

**JN-1375 FRESNO:** Attractive, single-story professional building complex w/ ample parking on desirable corridor. ~1,200 sf w/5 Ops. **\$275k**

**KG-1391 SANTA MARIA:** Practice on track to collect nearly \$700k in 2022! ~1,300 sf w/4 Ops. **Reduced \$200k – All Reasonable Offers Will Be Considered**

## SPECIALTY PRACTICES

**BG-1361 EAST BAY Ortho:** Ortho practice collected more than \$660k in 2022! ~ 890 sf w/3 Chairs. **\$450k**

**CC-1330 VACAVILLE Endo:** Seller retiring after 25 years! Stellar Reputation. 2,565 sf w/ 5 ops. Plumbed for 1 add'l **\$350k – Real Estate Also Available**

**CG-1444 WINE COUNTRY Endo:** On track to collect almost \$900k in 2022! ~1,537 sf w/3 Ops + 2 add'l. **Reduced \$528k - Real Estate Also Available**

**DG-1324 SUNNYVALE Perio:** Located in highly desirable Silicon Valley, quality Perio practice w/ excellent visibility. ~900 sf w/3 Ops. **\$495k**

**DG-1428 SAN JOSE Pedito:** Beloved Pediatric practice w/ stellar reputation serving generations of families for 40+ years. ~2,010 sf w/ 3 Chairs + plumbed for 1 add'l. **Reduced \$250k – Condo Unit Available for Purchase**

**HG-1484 SIERRA FOOTHILLS Ortho:** Ortho practice collected more than \$1.19M in 2022. ~2,500 sf w/4 Ops. **\$975k – Real Estate Also Available**



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**UPCOMING CONTINUING EDUCATION LIVE WEBINAR:** PDS the leader in providing CE classes has its next webinar Placement and Restoration of Dental Implants on APR 23RD , 2023 call or text 909-933-9076

**ROSEVILLE, CA** – Excellent Opportunity in this 4 OP practice with space for sale. Great location, and space can fit 2 – 3 more rooms. Rev \$1M [www.ddsmatch.com](http://www.ddsmatch.com) 855-546-0044

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**Bakersfield dental practice for sale**, 2400sqf, 9 operator's chair, a lot of parking, gross in 2022 \$450,000 K (only work part time), opportunity price \$160,000, [luismiguelcollazos@yahoo.com](mailto:luismiguelcollazos@yahoo.com) or 8186051584

**X-ray developers and duplicator** (PeriPro), wall mounted view boxes, lead aprons for sale. [doc@ingersoldds.com](mailto:doc@ingersoldds.com)

**Can't find something? Or someone?** If you are seeking (unsuccessfully) anything dental-related, call me. I'm Bruce...the publisher of The Dental Trader and have been in the dental ad periodical business for 40 years. If I cannot find someone or locate something you need, I can probably direct you to somebody who can help you. Call me at 877-888-4237 or email me at [bruce@thedentaltrader.com](mailto:bruce@thedentaltrader.com)

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**ELK GROVE:** Enviably visible and easy accessibility – well traveled, 4-way intersection. ~1,959 sf w/3 Ops + 3 add'l. \$295k (EG-1480) WPS/800-641-4179

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**Starter Practice & Real Estate in Little Vietnam Town** – San Jose. Beautiful & high tech office. Large shopping plaza. 3 ops. Call Loc Pham, BRE#0187578. (714) 550 -7494. <https://LCFpracticesales.com>

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**Sacramento equipped office for lease.** (Carmichael) ready to operate immediately. New paint, flooring, bathroom fixtures gives the office a bright clean appearance.(no improvements needed) Equipment includes 3 matching Belmont Chairs with 6 matching stools, 3 x-ray heads, compressor, suction pump and sterilizer. Reasonable rent (includes garbage, sewer and water) Great opportunity for a new graduate or a satellite office. For inquiries please call Brian (916)483-2484 am or (916) 212-6732 pm

**SIERRA FOOTHILLS Ortho:** Ortho practice collected more than \$1.19M in 2022. ~2,500 sf w/4 Ops. \$975k – Real Estate Also Available (HG-1484) WPS/800-641-4179

**ANTELOPE VALLEY** – PRACTICE & BLDG.! (8) op comput. G.P. & Free Standing (4) Plex. Cash/PPO/Denti-Cal pts. Annual Collect \$1.2M. D&M Practice Sales (818) 591.1401


**S. SACRAMENTO / ELK GROVE AREA GP FOR SALE** - 4 Ops, 31+ Yrs. Goodwill, Eaglesoft PM Software, 5 Hygiene Days. GR \$816K. HSDPT-Jay Harter 916-812-0500-#CA3418 <https://dentalpracticetransitions.henryschein.com/listing/ca3418/>

**SAN JOSE GENERAL PRACTICE FOR SALE:** Well established practice collects around \$1.2 million annually on 5 day/week with 5 days of hygiene. Seller refers out maxillary endo, more involved surgeries, all perio surgery, all pedo. The office has five equipped operatories with digital x-rays, CBCT, CEREC, Itero 5D and latest Dentrux software. Professional building. Located in highly desirable area of San Jose, must see to appreciate-photos on request. High visibility, lots of traffic near busy street. General Dentist Asking \$1,025,000.00 Email: [Smile4me916@gmail.com](mailto:Smile4me916@gmail.com)

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**San Rafael** - \$480,000 - 2022 gross \$588k+. 3 ops+2 unfurnished ops, 2,000 sqft. Dr. Rishi Salwan (888)8022340 DRE#02085289



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## NORTHERN CALIFORNIA PRACTICE OPPORTUNITIES:

**AUBURN** – VERY MOTIVATED SELLER, Get a Great deal on a well located 6 Op GP practice (room for 7th) producing 1M. Desire to move quickly and negotiating accordingly. \*Please only inquire if you are interested in closing before year end.

**BRENTWOOD** - Partnership opportunity in 9 Op office. Nicely appointed with updated equipment and technology. Rev \$3M

**CAMERON PARK / EL DORADO HILLS**– Great 5 Op, multi-generational practice, well run, lots of opportunity Rev \$710K

**GRASS VALLEY** - Great location to own your own dental practice and a free standing building as well. Rev \$320K

**MODESTO** - MOTIVATED SELLER. Awesome 4op, high producing. Room to expand. Turn-Key Opportunity. Rev. \$900K

**OAKLAND** – Scenic views of downtown and SF from this high rise corner office. 3 equipped ops with a 4th ready to go. Just built 3 years ago with brand new equipment. Rev. \$390K

**RED BLUFF** - 4 op practice with free standing building for sale. Can generate great income with little to no stress. Rev: \$720K

**ROCKLIN** - 6 op practice in growing community. Rev \$517K

**ROSEVILLE** – Wonderful opportunity with 4 op GP practice with space for sale. Ability to expand within the current space footprint. Great location & Consistently producing 1 M plus.

**SACRAMENTO** – 4 Ops, great patients, great care. Rev. \$800K

**SACRAMENTO** – Nice 4 OP GP practice. Excellent staff, well kept, space for sale with practice. Revenue \$540K

**SACRAMENTO** – Well located 5 op GP practice in shared space. Potential for free standing building sale as well. Other GP has their own rooms – both use shared check in, waiting room, etc. Rev \$880K

**SANTA ROSA** - MOTIVATED SELLER. WILLING TO NEGOTIATE. Beautiful 5 op practice. Gorgeous views from every room. Wonderfully styled, great equipment. Rev \$1M

**SANTA ROSA** - 4 Ops. All “Fee For Service” with everything you would need & want. Excellent equipment, location & office styling. Can accommodate 4 more rooms to total 8. Rev \$1.4M

**STOCKTON AREA** - Beautiful office and a tremendous opportunity. Long-established, growing 6 op office. You will be impressed. Rev \$1.5M

**VACAVILLE** - Big practice, great location with space for sale. Multi-generational patient base with this 8 op practice (7 equipped) Rev. \$1M.

**VALLEJO** – Nice 4 Op family GP practice, looking for the next owner to carry on the excellent care. Rev. 840K

**WALNUT CREEK AREA** – Great 5 room GP practice in excellent family area. Floor to ceiling windows and great light. Rev 650K

*Also check out the Southern California Dental Trader for great DDSmatch opportunities in SoCal*

## DDSMATCH HAS THE ANSWERS

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**Roy Fruehauf**

roy@DDSmatch.com  
(916) 918-5752  
CA DRE #02108152



**Kathy Peart**

norcal@DDSmatch.com



## Have Questions About Your Practice Transition?

- When can I retire?
- Who can I trust to help me with this process?
- How much is my practice worth?
- Should I sell now or wait another 2-3 years?
- How do I find the right buyer?
- Should I consider selling to a DSO?

### DDSmatch HAS THE ANSWERS

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### ASSOCIATE OPPORTUNITIES:

**BUTTE COUNTY** - Full time associate wanted. High-tech, three-location General Practice. Partnership/ownership opportunity and attractive compensation package.

**GREATER SACRAMENTO AREA** - Full or Part Time Endodontist position available. Practice offers the latest technology, including CBCT, and a strong referral base. PPO and FFS. Experienced candidate preferred. Excellent compensation.

**MODESTO** - Full or Part time position available in Private pedo practice - with excellent compensation available.

**RED BLUFF** - GP Associate w Intent to Own opportunity. Work along side the founder and transition into ownership.

**SACRAMENTO** - Beautiful, full high tech practice in the Sacramento area is looking for a full time associate to join their team. This well established practice is offering mentorship, a broad range of procedures including implants, skilled staff, and an exceptional compensation package and future partnership opportunities. Office is 9,000 square feet With 21 ops.

**S. SACRAMENTO** - Full or Part Time Pediatric associate position. Modern practice with the latest technology and strong referral base. Experience preferred. Excellent compensation.

**S. SACRAMENTO** - Full or Part Time Oral Surgeon associate position. Modern practice with the latest technology and strong referral base. Experience preferred. Excellent compensation.

**SAN LEANDRO** - Full time endodontist associate wanted. Exceptional compensation, guaranteed rate and room for growth.

**SANTA ROSA** - Pediatric practice seeking a Full-Time Associate. Attractive Compensation Package. IV Sedation Cert. Preferred.

**VISALIA** - Full Time general practice associate wanted. High producing practice in San Joaquin Valley. Future partnership/ownership opportunity. Excellent comp. package.

*Also check out the Southern California Dental Trader for great DDSmatch opportunities in SoCal*



**Heather Asbury**  
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#### REGISTRATION FEE

Dentist:	Member	\$40.00	Non-Member	\$50.00
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## Featured Practices

### Beverly Hills - New New New

Great practice with 3 ops possible expansion, and you can  
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**Canoga Park:** **NEW NEW NEW** Includes **REAL ESTATE** on large lot on busy street, just remodeled with new ADEC chairs and ADU. This will go quick.

**Rialto:** **NEW NEW NEW** Elegant digital small practice in shopping center in growing area. Great rent and lovely staff.

**Coming Soon:** West Covina, Santa Clarita Valley, Burbank and more

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

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

**Costa Mesa:** 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.

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

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

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

**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 feet. All digital over 30 years and great rent, with high visibility.

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

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

**Valencia** – Great revenue, Fully digital, Adec equipment, OWN YOUR OFFICE – No more rent. 5 treatment rooms. Sold

**Palmdale:** **NEW** 4 beautiful double entry treatment rooms, fully digital. On main street. Great office. This is a money maker. Takes all insurance except HMO.

**Yorba Linda:** 5 Ops, 3 elegantly equipped in this 2000 sqft office. Room for 7 ops if needed. Fully digital, Dentrux and dexis.. Doing reat numbers in a busy retail center.

**San Diego area** – Huge opportunity awaits this San Diego area practice with 40+ yrs of goodwill, over 3500 sq ft, 6 op's, and plumbed for more. established patient base. Fee-for-service, Digital, refer's out specialty services. Fantastic growth potential

### Central Valley

**FRESNO:** Centrally located Fresno dental office. Five (5) ops. Name brand equipment and technology. Includes real estate. Dentrux office.

**CLOVIS:** Centrally located Clovis Office near a major shopping center. Sale includes real estate. Building is approximately 4500 sq ft. Building includes a dental facility and two rented professional spaces. Fit and finish is fantastic. Name brand equipment.

**HANFORD:** Centrally located iconic dental office. Sale includes real estate. Dental practice includes five (5) luxurious high tech operatories and more. Includes two residential apartments that generate \$2,400.00+ per month in passive income annually.

**MERCED:** Perfectly located turn key dental office. 1800 square feet. Four (4) equipped operatories. Name brand equipment is near perfect condition.

**LEMOORE:** Fantastic five (5) operator dental facility located in downtown LEMOORE. Tons of parking. Perfect for all types of dentistry offerings. Ready to go.

**REEDLEY:** Long standing well respected highly profitable four (4) operator practice. Includes real estate. Attractive. Name brand equipment. Planmeca CBCT. Doctor would consider working back. If you are not familiar with Reedley, you should become familiar. Great place to live. Great place to do business. Easy commute from Fresno, Clovis, Visalia, and/or Hanford.

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**Union City** - 5 ops, 2,480 square feet. Cash & PPO only. 2022 gross \$786k+. Over 1,000 active patients. Seller retiring with 24 years of goodwill. Near a shopping mall, Safeway & Taco Bell. For Sale - \$625,000

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**Quincy** - 4 ops, 1,400 square feet. Rent only \$1,425/month. 1,200 active patients. 2022 gross \$336k+. Belmont chairs, GX-Pan Panoramic unit. Seller retiring with 25 years of goodwill. For Sale - \$268,000

**Selma** - 4 ops, 3 equipped, 1,800 sq. ft. 2022 gross \$433k+, net \$158k+. Rent \$2,587 Digital Office. Doctor working 3.5 days a week. Located in a shopping center. For sale- \$150,00

**Oakland** - 3 ops, 859 sq ft. Seller retiring with 32 years of goodwill and only working 12 hours a week. 2021 gross \$161k+, net \$95k+. Rent only \$2,276/month, includes water and electricity. For Sale - \$120,000

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**Visalia** - \$1,166,000 - Pedodontics office w/ REAL ESTATE. 6ops/2,600sqft. 2022 gross \$585k. Dr. Rishi Salwan (888)8022340 DRE#02085289

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**ELK GROVE:** One-of-a-kind opportunity in heart of Elk Grove. ~1,500 sf w/4 Ops. \$250k (EN-1472) WPS/800-641-4179

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**Calabasas:** Now With REAL ESTATE 6 Exam rooms with ortho bay close to woodland hills (DRE01993607) (818)522-9123

**THOUSAND OAKS** - (4) op. comput. G.P. Collects approx. \$350K/yr. p.t. Store front location. Nearly new eqt. D&M Practice Sales (818) 591.1401

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**Stockton-3 day work wk \$329k** prod in 2021! Dexis Dentrax Actaeon equip, office on a lease. 40 yrs retiring! 209-623-8454

**Thomas Sudbijo, DMD (Tustin, CA)**-Law Offices of Jeng and Associates is definitely one law firm that I will continue to use for my legal needs. Dr. Jeng was very helpful addressing my questions and was on top of things and kept me informed in every step. Call Jeng & Associates 714-858-0536

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**6227 SAN FRANCISCO'S MARINA DISTRICT** 2022's collections topped \$1.2 Million. Delta PPO. This is a neighborhood practice located in a very high income zip code. Great patient flow. Attractive office with today's technology. Paperless.

**6226 MARIN COUNTY'S MILL VALLEY** Long established. Best location draws easily from Belvedere and Tiburon. On part-time schedule, collected \$500,000 in 2022. \$200,000 in Available Profits.

**6225 SOUTHERN SANTA CLARA COUNTY – PEDO PRACTICE** Long established. Has been a mid \$500,000 year performer on part-time schedule. Attractive office in great location. Excellent platform to infuse with new business plan and become dominant.

**6224 ORTHO PRACTICE – NORTH SACRAMENTO VALLEY** Well established and highly regarded. Purposely throttled down to 3-days per week. Collections in 2022 totaled \$620,000. 140 Starts in 2022. 287 Active Patients as of 1/1/23. **Full Price \$255,000.**

**6223 YOLO COUNTY** \$1 Million year performer. 2022 logged \$345,000 in Hygiene production and \$780,000 in Doctor production. Seller seeks Large Group to acquire the practice with his working back focusing on high-end procedures. Facility perfectly designed to accommodate specialty services.

**6222 CONCORD** Perfect foundation to grow into a busier practice. Long established. 2022 collected \$400,000. Paperless, digital Pano and 3-upgraded ops. Well maintained office owned by Seller. Dedicated staff includes long-termed Hygienist. Sale includes condo.

**6220 PLACER COUNTY** Relaxed country setting for Delta PPO practice. Realized 170+ new patients last 12-months. 2022 collected \$1.1+ Million and realized \$422,000 in Available Profits. 7-days of Hygiene per week. Beautiful office. Paperless.

**6219 SOUTHERN SONOMA COUNTY** Delta PPO. 2022 collected \$1.14 Million with Available Profits of \$505,000+. Great staff. 35+ new patients per month. Great family community.

**6218 SACRAMENTO'S INTERSTATE 80** Delta PPO. 2022 collected \$1.16 Million on 4-day week. Available Profits of \$3440,000. 8.5-days of Hygiene. Beautiful facility. "Bread & Butter" practice. Successor should contract with specialists allowing additional income stream to pay for the practice.

**6215 SANTA ROSA – ORAL SURGERY** Long established OS provider. 2022 collected \$1.2 Million with Available Profits of \$550,000+. Strong referral base. Practice can do more with New Doc who wishes to be busier. Cone Beam.

**6214 NAPA PEDIATRIC PRACTICE** Pediatric Dentists are the gatekeepers controlling service paths such as tooth movement, extractions, resolving cleft lip and palate issues. Imagine the ability to create a Full-Service Center where these services are available to those families who have entrusted you with their children's oral health. Imagine the dynamic growth that such a One-Stop Children's Practice would have! This Opportunity has the foundation to create a Children's Center of Excellence. Has realized top line Collections of \$790,000 in recent past. Simply needs Vision and Energy!

**6212 SACRAMENTO'S FOOTHILLS ALONGSIDE INTERSTATE 80** Great family community with unlimited outdoor activities right in your backyard. Highly regarded. 5-days of Hygiene. 4-day week. Delta PPO practice collected \$620,000 in 2022. Well cared office reflects Seller's ownership of building. Great curbside appeal. Building also available for purchase.

**6211 SACRAMENTO'S FAIR OAKS** Phenomenal exposure at busy intersection. 5-ops. \$500,000 per year performer by Owner's choice. Tremendous investment includes real estate. Perfect pedestal for 6-day per week practice. Do your homework. Simply needs a different vision! **Full Price for Practice \$165,000.**

**6209 MODESTO** 5-ops with 6th available in signature building. Paperless, digital and BBT. 2021 realized Available Profits of \$512,000 on Collections of \$1,222,800.

**6208 SAN LUIS OBISPO COUNTY OUT-OF-NET WORK** Focus here is to maintain "work / life balance" minimizing stress, enjoying a rewarding practice and having lots of time off. Work Smart - Live Better! This is evidenced per Owner's 23-hour work week coupled with 4 months of vacation. Per this model, the practice's 2021 stats were \$916,500 in Production, \$868,000 in Collections and \$355,000 in Available Profits. 2022 trending production of \$1 Million.

**6207 CALIFORNIA'S LAKE TAHOE** 6-op office designed to maximize efficiency while fitting perfectly in this beautiful alpine environment. Sophisticated lodge design with large window views of the mountain landscape from every room. 2022 collected \$835,000 with Available Profits of \$295,000 on 20 hour Doctor week. 4-days of Hygiene with room to grow!



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