

# THE Dental Trader

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So. Calif. Edition

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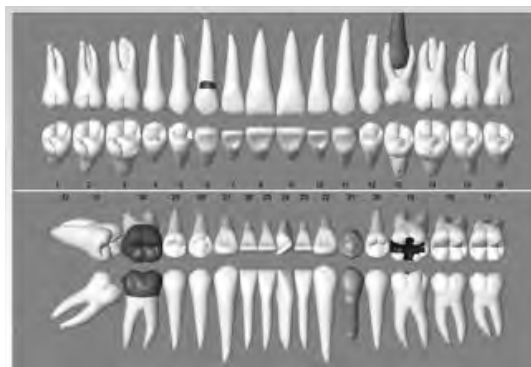
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**New. implant** motor and handpiece 1150.00 Spectra 2000. 310-435-2600

**Hygienist is** needed for an office in Glendale. Please email: as7067@gmail.com

**For Sale:** Closing office. Used dental instruments \$5 each. Supplies at discount. Interested contact maibui18@yahoo.com

**Want to BUY Cypress/Tustin:** 5op+ non-professional building. P:626-759-6517. E: kcn.dental@gmail.com

**A-dec side** cabinet. \$1000. Email: eafdds@hotmail.com Text: 323-385-3626

**FOR SALE IN NEWPORT BEACH – GP office w/ 5 eq. ops.**  
Email: [SellingMyDentalPractice2023@gmail.com](mailto:SellingMyDentalPractice2023@gmail.com)

**Selling Antique** 1890-1900 portable dentists treadle drill Dr Wagner 13108719233 orapik@aol.com

**Retiring Soon?** I'm currently looking for a dental office acquisition. Contact me at dychoi12@hotmail.com

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

**Dental Marketer needed, Dental Office in Huntington Park, Speaking Spanish is Preferred. Call (310) 384-4360.**

**ALHAMBRA** 4 ops, 2,180 sq. ft. Retiring Seller. Fee for Service/ PPO. Greg Beamer 909-542-4891

**TORRANCE** - Long established GP office for sale. Rev \$345K ddsmatch.com 855-546-0044

**Gardena Dental Office fully Equipped** 5 ops available for lease 310 801 0871

**Ortho Assistant** Needed for busy, friendly office in Los Angeles. Please call (310)923-2736

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**Pediatric Dentist** needed in Huntington Beach. Please email akidsdentist@akidsdentist.com

**Nomad portable** X-ray for sale, excellent condition, 2 batteries included \$3500. Call 310-205-0900.

**General Dentist** looking for a job in southern California. International dentist with 6yrs of experience. 747-250-2319

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

**Beverly Hills** dental office for sublease/share, monthly/daily rent. text 310-666-0672

**Human Skull.** Have my real human skull from dental school. call for info 714-543-2505





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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, Dentrux 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. **[PENDING]**

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

**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, Tarzana, Tustin, West Hills and Woodland Hills. In addition, we conduct customized space and building searches. **[NEW]**

**SANTA CLARITA – COMING SOON! OWN THE REAL ESTATE & THE PRACTICE. \$ MILLION DOLLAR PLUS MULTI-SPECIALITY PRACTICE & CONDO FOR SALE. CASH/PPO/HMO PTS. MORE INFO FORTHCOMING! MUST PREQUALIFY.** **[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. **[SOLD]**

## 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.

## UPCOMING PRACTICES FOR SALE

Carlsbad, Central Coast, Corona, Cypress, Hawthorne, Kern County, Los Angeles, Norwalk, Oxnard, Pasadena, Riverside, Santa Barbara, Tarzana, Thousand Oaks, Valencia, Ventura, Van Nuys, Westlake Village, West Hills, West L.A., & Yorba Linda

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**Temp Dentist available** Immediately Don't cancel patients text Dr. G 310-403-3525

**General Dentist needed F/t or P/t La Mirada please call or text me at 562 900 5122**

**North County** San Diego Dentist's Office Available for Lease/ Sublease for OS, Perio or Endo: Call: 626-589-6025

**HIRING Back** office staff. Family dentist in Monrovia. Min 2yrs Experience. Txt (949)6894895

**Looking to** Partner in LA or OC. Text 310-259-6057 or email mkhoangdmd@gmail.com

**General Dentist** Needed in Riverside \$1000+/d Salary + Bonus nopaindentistry@gmail.com

**Orthodontist needed** in Los Angeles. Spanish speaking is a Plus. Email: doctorortho2023@gmail.com

**Office closing** May 31! 4 ops equipment, instruments, sterilizer, air comp, wet vac, lab equip. etc. Text 661 803-6790

**"Honest CPA** who really works well with sellers or buyers. Reasonable in his directions and timely. DentalCpaCa.Com

**Buy a practice or do a start-up.** That is the question. Contact Amy L Borden, APC (amy@californiadentalattorney.com).

**South OC** turnkey boutique office! Newer ~1,000 sqft 3 Ops, digital sensor. Ample parking. Call/Text (657)478-3640

**Experienced RDH Wanted** Established PPO office in Irvine. Mon, Thu, or Fridays. Email irvinedentist5528547@gmail.com.

**Oral Surgeon** Needed for an office in High Desert. Please Email: f.dentistry@yahoo.com

**Huntington Beach** Office Leasehold Sale: Near new facility, CBCT, 3 ops, 1600 sf space, Bella Terra area: Allon4@yahoo.com

**Acupunctrist** in your Practice, Bring Less PAIN & Better RECOVERY. Info@ShafaaCenter.com, 323-879-9889

**Tustin Office -Share / Partner** Flexible 1-4 days. Great for GP or specialty. Great location & Modern. Nasrink@yahoo.com

**Looking for a Friendly DA** in a Holsitic Dental Office P/T Located WLA. Please call 310-478-9393/ Email: drvelaz@aol.com

**Belmont Chair** \$2500, Midmark Chair \$2500, ADEC \$3000, ProOne pano \$4500 3235530495

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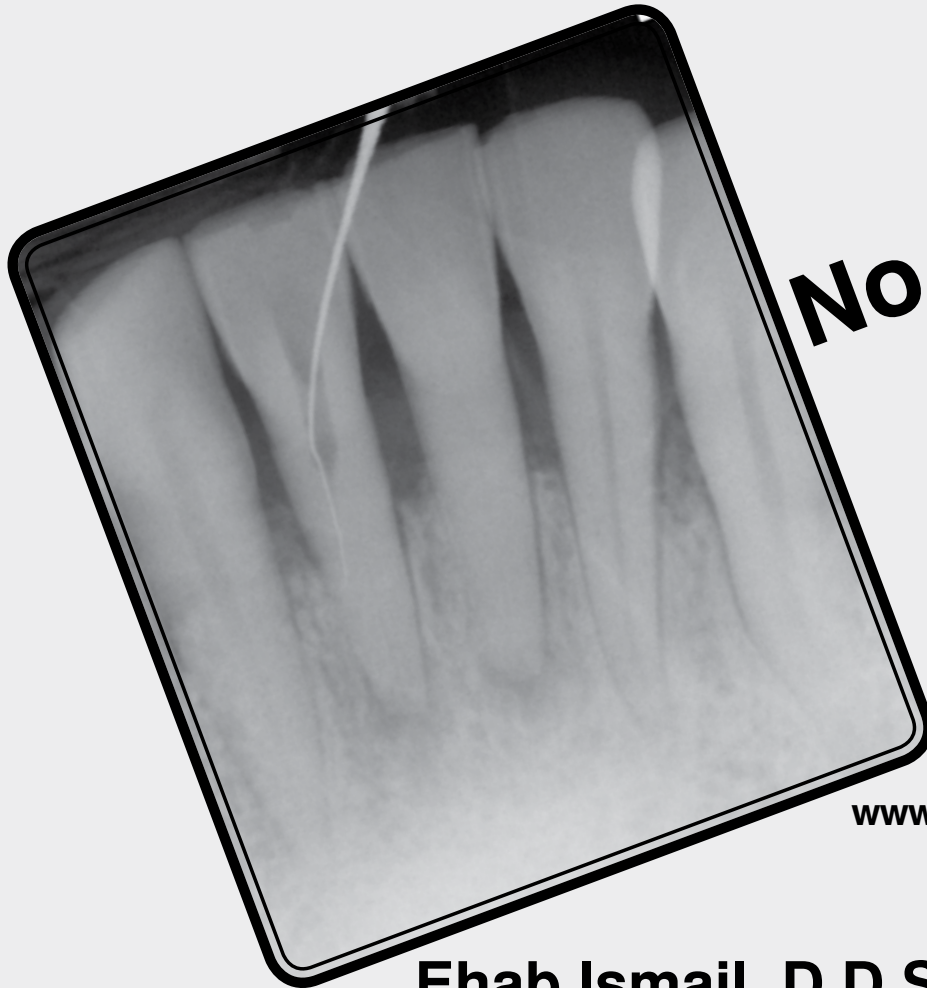
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**Temp GP** Needed in LA Area for wednesdays and thursdays from May 31 to June 15. please email [templental13@gmail.com](mailto:templental13@gmail.com)

**Corona Dental Practice for sale.** Gross \$270,000 on 3.5 days/week. Refer Endo, refer most Oral Surgery. PPO/ Cash office. 1,500 sf w/3 Equiped ops, one plumbed not equiped. 19 yrs goodwill. Text (951)264-9655

**General Dentist** Wanted - P/T min. 5 years of experience with good communication with patients and other skills of general dentistry. must be motivated in practice growth. Please e-mail resume and after also you can call direct at 818-335-8080

**Refer ortho** in-house. Ortho looking to sublease in a busy

growing West LA GP/Pedo office. Great compensation. Please reach out for more info [dp1084@nyu.edu](mailto:dp1084@nyu.edu)

**Endodontist needed** for private Temecula office to treat fee for service patient once a month. send resume to [drmehta01@yahoo.com](mailto:drmehta01@yahoo.com) or contact Upen at (909) 539-5556.

**Beautiful OC Office For Sale:** 5,000sqft, 10 ops, fully equipped, gorgeous equipment, CBCT, & more. [DrBadii@OCsmile.com](mailto:DrBadii@OCsmile.com)

**Santa Clarita** dental office for lease. 2,600 sf with 8 operatories, 2 offices, Xray & lab. See details at <https://www.loopnet.com/Listing/27940-Lost-Canyon-Rd-Canyon-Country-CA/28092892/> or call 661-714-5271.



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came up. The  
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like clockwork and  
we closed shortly  
after..."*

*~ 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.

#### **Huntington Park: Just Listed & SOLD!**

- **Starter Practice & Real Estate.**
- Corner lot with private parking in the back. 3 equipped ops.
- Close to residential & business area.
- Starter practice with bonus of pts.

#### **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

### **Riverside County:**

- **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 - Grossed \$1.58 Million**

- Seller retires. 25+ yrs goodwill.
- 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.

### **Ventura County**

#### **Ventura - New Listing!**

- Turn key dental practice.
- **2022 Collections ~ \$780K.**
- Mixed of insurances, mostly PPO.
- Professional suite across from large shopping plaza.
- High tech and beautiful practice.
- 5 ops. ~ 2,388 sq.ft. Reasonable Rent.

### **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.

### **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!**

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

#### **Fountain Valley: Grosses ~ \$275K**

- **Family practice.**
- ~ 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:**

- **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 ~ \$300K**

- 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

#### **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 - Asking \$95K!**
- Strip mall off Highway - 99
- 3 equipped ops. + 1 plumbed
- 2022 Production ~ \$200K.
- Part time practice. Low overhead.

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

- 2022 Collections ~ \$195K-215K
- Between Highway 99 & Freeway 5
- Shopping Plaza. 2 eq.ops + 1 plumbed
- ~85% DentiCal & 15% FFS/PPO.
- Opens Tues - Thurs. 2 staffs + 1 Dr.

### **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.
- 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: 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: 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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#### WHITTIER

Super location with large sign. Revenues of \$700k. 5ops with room for 7; modern

#### SAN GABRIEL

Retiree with PT practice; easy to build practice Revenues of \$350k

#### OXNARD

Associate run; all specialty referred; 4+ ops. Gross of \$450k; some seller financing available

#### RIVERSIDE

Free standing location with sign Income of \$500K on PT sched

#### WESTMINSTER

This one has it all. Location, sign, Busy Hygiene, Revenues of \$1.7m

#### RANCHO CUCAMONGA

Terrific opportunity with retiree doing \$900k No advertising but large sign

#### SAN DIEGO (upcoming)

5 ops with visible location; seller retiring Revenues \$1.4m+

#### TORRANCE (upcoming)

Long-established; 8ops; absentee operated Revenues of \$1.1m

#### PLAYA DEL REY

Retiree with busy hygiene practice Merger Opportunity

#### LAGUNA BEACH

Great location. Modern facility Non-advertising doing \$500k on PT sched

#### NORTHRIDGE

Will eclipse \$1.1m; PPO/cash only Absentee operated

#### THOUSAND OAKS

True bread-n-butter retiree practice with busy hygiene program; super growth potential

#### WOODLAND HILLS

Wonderful/conservative retiree practice with busy hygiene. Gross of \$500k

#### BAKERFIELD

Long-established/low overhead practice. Ideal low-cost 1st practice. Revenues of \$400k

#### SANTA CLARITA (upcoming)

Revenues of \$1.2m; exposure location; busy office PPO/cash only

#### SAN DIEGO #2 (upcoming)

Retiree doing bread-n-butter dentistry & hygienist. Revenues of \$600k; 4 ops

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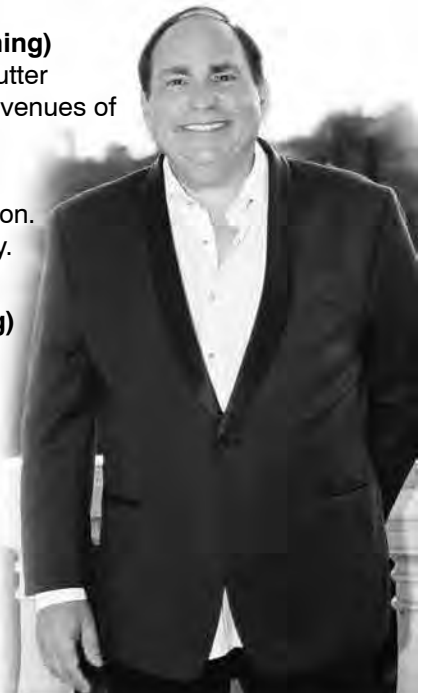
This one has it all. Location. Visibility. Beautiful facility. 6+ops. \$1.2m revenues

#### GLENDALE (Upcoming)

Long-estab PPO/cash practice. Nice facility. Ideal as associate-run practice

### Other practices available

San Fernando Valley; Temecula (upcoming); Beverly Hills (in-discussions);  
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# Prime Dental Practices for Sale

Location	Asking Price	Summary Info
<b>Southern California</b>	<b>INQUIRE</b>	Highly lucrative dental sleep medicine practice. Seller needs to sell due to health issues. 70-80 new patients per month with less than 50 percent overhead so highly profitable. Training for these procedures are easily attainable. <b>Please call for more information.</b>
<b>Central San Diego</b>	<b>\$1,200,000</b>	Unrivaled unique potential barely being tapped! Grossing \$1.7 mil, netting \$700,000. A business minded operator's dream. Awesome marketing system in place.
<b>Coastal San Diego</b>	<b>\$899,000</b>	4 ops. Stand alone dental building on corner lot in the premier San Diego Coastal community. Real Estate is also for sale. Majority of specialty work being referred out. Dream clientele, dream location, dream practice.
<b>La Jolla</b>	<b>\$1,795,000</b>	8 ops. 30 plus years of goodwill. Located in busy shopping center. High visibility, high quality, highly coveted practice. Many specialty procedures can be added. Solid net income as the collections far exceed the fixed overhead.
<b>North County</b>	<b>\$350,000</b>	PERIO practice for sale. 20 plus years of goodwill. Excellent location with real estate also available for purchase. Solid practice in a highly desirable professional/medical complex. Plenty of parking. Procedures can be added to increase collections.
<b>Fallbrook</b>	<b>\$775,000</b>	4 ops. Spacious office space with most specialty procedures being referred out including all ortho. Recently remodeled with new paint and flooring. Seller owns real estate and offers future purchase options.
<b>San Diego</b>	<b>\$859,000</b>	Perio practice. 5 ops. Gross Collections \$1.1 Million. Centrally located in one of San Diego's top communities. Averaging 32 new patients per month. Seller willing to associate back to help with transition with a strong active referral base.
<b>East County</b>	<b>\$375,000</b>	ORTHO practice. Located in a prime retail shopping center location. Plenty of parking. 6 chairs with room for more. Brand new paint and carpet has this office looking like new. Come see one of the top locations with very affordable rent with a well negotiated lease. 40 year of goodwill!
<b>San Diego Inland</b>	<b>\$475,000</b>	GP practice with opportunity to purchase the real estate! Beautifully appointed modern buildout in great location. The buildout on this is second to none with spacious well equipped ops with lots of natural light and views from the chair. A must see and a rare opportunity to also purchase the real estate in a coveted central San Diego community.
<b>Temecula</b>	<b>\$424,000</b>	GP practice. 5 ops. Relatively new equipment in prime location with easy access and plenty of parking. Motivated seller who loves the practice but has another 60 miles away that will become his focus. Seller financing might be available. Definitely come see this one!
<b>Kearny Mesa</b>	<b>\$379,000</b>	GP practice. 4 ops. Seller retiring and moving out of state. Practice located in the heart of San Diego, adjacent to Sharp Memorial hospital and Childrens hospital (could be converted to Peds or family office.) Easily accessible (located at the intersection of 3 main San Diego freeways) with plenty of parking. A lot of upside as seller refers out many procedures.

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- Easy hours – 7 am to 2:30 pm
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## **San Juan Capistrano**

### **Beautiful Private General Practice for sale**

- Grosses just under \$400,000 on 4 easy days/week
- 3 + 1 operatories with digital xrays, Cone Beam, Cerec machine and printer, computer system
- Dr retiring
- Private insurance and PPO's
- Paperless
- Rent only \$5,200/month inclusive

## **Bakersfield**

### **Gorgeous Private General Practice for sale**

- Grosses over \$600,000 on 3 1/2 days/week
- 4 operatories with digital xrays, Panorex, and computer system
- Dr retiring after 35 years
- Private insurance and PPO's
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# When it Comes to the Sale

## DENTAL PRACTICES FOR SALE

**DENTAL PRACTICES FOR SALE:** Burbank, Calabasas, Encino, Fontana, Fullerton, Huntington Beach, Los Angeles, Oak Park, Porter Ranch, Sherman Oaks, and Woodland Hills

**WOODLAND HILLS GENERAL PRACTICE FOR SALE:** Quality fee for service practice collected \$1,189,000 in 2022 with a net income of \$350,000 on four days per week with 5 days of hygiene coverage per week. Seller refers most endo and all pedo. There is an in-house periodontist one day every two weeks. The practice has 5 equipped operatories with digital x-rays and Dentrux software. Asking \$800,000. – SOLD AT FULL PRICE

**BURBANK GENERAL PRACTICE FOR SALE:** Long established practice is currently collecting \$1.9M per year with a net income in excess of \$700,000 per year. The current owner is selling due to family medical problems that require too much of the seller's attention. Seller is working one day per week with five days of associate coverage and nine days of hygiene per week. The practice has one day of periodontist coverage per week and one day of endo coverage per month. The office has seven equipped operatories, digital x-rays, CBCT scanner and Itero. No marketing, no evenings, no weekends, no HMO, and no Denti-Cal. Very motivated! Asking \$1,200,000. – SOLD AT FULL PRICE

**ORANGE COUNTY PROSTHODONTIC PRACTICE FOR SALE:** 43 years of goodwill. Well established prosthodontic practice collects \$750,000 per year on three days per week with two days of hygiene per week. Net income is \$168,000 per year. Seller refers all specialty work. Three equipped operatories with digital x-rays and panoramic x-ray machine in a professional building. Seller is retiring but is willing to assist a buyer in whatever capacity the buyer desires to facilitate a smooth transition. Asking \$350,000.

**NORTHRIDGE/PORTER RANCH ORTHODONTIC STARTER PRACTICE FOR SALE:** Good opportunity for growth in a relatively affluent community. Seller works two plus days per week and collects over \$300,000 per year with a net income of \$130,000. Currently there are 115 patients in bands with a handful of additional patients in Invisalign. Seller averages five new starts per month. The office is located in a professional building and has four chairs and a digital pan cep. Seller is motivated. Asking \$125,000.

**SHERMAN OAKS GENERAL PRACTICE FOR SALE:** Well established fee for service practice collects \$625,000 per year on four days per week with four days per week of hygiene. Hygiene, exams and x-rays account for 58% of the practice production. Seller refers out all endo, all oral surgery, all perio surgery, all pedo, and all ortho. Low key practitioner. Tons of upside potential. The office has four equipped operatories with digital x-rays and Softdent software. Professional building. Seller is retiring. Asking \$300,000 – SOLD AT FULL PRICE

**FONTANA GENERAL PRACTICE FOR SALE:** The practice collected over \$870,000 last year with an adjusted net income of \$276,800. Sixty percent of the patients have Denti-Cal, but many pay for upgraded treatment. The practice averages 69 new patients per month with minimal advertising. Patient base is predominantly Hispanic, which is estimated to be about 80% of the patients. The office is in a retail setting with three equipped operatories plus an x-ray room that is plumbed. Seller is moving out of the country. Asking \$700,000 – SOLD AT FULL PRICE

**CONEJO VALLEY GENERAL PRACTICE FOR SALE:** Located in Oak Park, this practice is one of the oldest practices in the area having been established in 1978. The practice is located in an affluent family-oriented neighborhood. The practice has historically collected over \$1.2M per year and collected \$1,115,000 in 2021 and \$603,000 for the first six months of this year with a net income last year of \$385,000 and \$241,000 for the first six months of this year. The seller works four days per week with seven days of hygiene per week (should be 8 but they have not been able to find another hygienist). 44% of the practice production is from hygiene, exams and x-rays. Seller refers all endo, all oral surgery, all perio surgery, all implant placement and all ortho. Tons of upside potential in the referred work. Seller is retiring. Asking \$950,000. - SOLD

**ENCINO GENERAL PRACTICE FOR SALE:** Great starter practice or practice to merge. The office collected \$178,000 last year on one day per week. Collecting less this year due to minimal seller time. This practice has always done significantly better in the past, but the seller's other practice which is 30 miles away has grown substantially in the last two years and this office has received less attention as a result. The office has four equipped operatories, two with new dental chairs. It is computerized with digital x-rays. All cash and insurance, no Denti-Cal or HMO. Asking \$90,000.

**LOS ANGELES COUNTY ORAL SURGERY PRACTICE FOR SALE:** Established referral based oral surgery practice receives at least five new patient referrals per year from over 50 professional referral sources. Practice collects \$1,150,000 with a net income of over \$450,000 per year on four days per week. The office is located in a high-income area and has 4 equipped operatories with digital x-rays and a CBCT scanner. Seller is retiring. Asking \$450,000.

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

**CALABASAS GENERAL PRACTICE FOR SALE:** Consistent history of collections over \$700,000 per year with a good net income. Located in a smaller professional building, the practice has four equipped operatories with digital x-rays and panoramic. Very nicely done leasehold improvements. Four days of hygiene. 33% of the production is from hygiene, exams and x-rays.

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



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### BE PREPARED FOR THE UNEXPECTED

Most people do not like discussing death, especially spouses (although there are some that are all too eager to talk about it). The death of a dentist with a practice raises some unique issues so providing information and guidance with your estate documents is the thoughtful thing to do to assist your surviving spouse with selling your practice. A dental practice is considered a wasting asset under the Probate Code. As such, there are conditions whereby the practice can be sold prior to probate being finalized. Pursuant to Business and Professions Code Section 1625.3, the Dental Board must be notified of the death and the practice may only continue to function according to specific conditions. Generally, there is some leeway if the practice is actively listed for sale and that the transition to a new dentist is completed in less than six months.

Over the years, I have seen surviving spouses be unable to make the decision to sell their deceased spouse's dental practice until the practice had effectively lost all of its value. It is safe to say that the value of the deceased dentist's practice begins to fall immediately upon the death, but the loss accelerates with the passage of time if the practice is not transferred to another dentist. Getting a licensed dentist in to cover the practice is critical to preserving the value of the practice, but with that comes the risk that the covering dentist could solicit the patients if he/she does not purchase the practice. At least, that would be a question that any subsequent potential buyer would consider. The key to preserving the value of the practice is a quick sale and transition, which requires professional assistance to successfully complete.

While we would certainly hope that you would contact Lee Skarin and Associates, the bigger issue is to provide someone to contact in the event of your death or your loss of function and communication skills as could occur as a result of a stroke. This could be a close dental friend, an attorney familiar with practice sales, or a dental practice broker. Include their contact information and note that the process should be started as soon as possible to preserve the value.

If the unexpected were to occur (in California 5,000 people are involved in auto collisions daily with 520 injured or killed. Source: <https://www.gjel.com/car-accident-lawyers/shockingly-high-how-many-car-accidents-happen-in-california-every-day.html>.) You can prepare for the worst using Lee Skarin and Associate's EMERGENCY PRACTICE PROTECTION PLAN that provides automatic, proactive protection for your dental practice's worth per your wishes. We provide the back-up contingency at no charge to provide you, your spouse and your family with peace of mind in the event of your untimely death or severe disability.

**For all of your dental practice sale questions, contact Kurt Skarin at Lee Skarin and Associates, Inc.**



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### GENERAL PRACTICE FOR SALE:

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

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

**Encino Turnkey | \$45,000 | 6 ops |** #10080 Fully furnished and equipped office in PREMIER location! FAST-START or upgrade your own practice. Call Ken (805) 338-5850

**IN ESCROW! Tarzana | \$765,500 | 6 ops |** #10081 46-yr est. true fee-for-service practice! 5-star rated, ideally located directly off 101 w/easy access and and great visibility. Call Al (818) 298-9770

**SOLD by Al Galvis: Glendale | \$175,000**

**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 opportunity or quickly add patients to you own existing local practice. Nearly 40 years of goodwill and seller is willing to workback. Call Tim (714) 272-8404

**SOLD by Al Galvis: Encino | \$189,400**

**San Diego | \$359,000 | 8 ops |** #10084 Established GP in hip & lively neighborhood. Several areas of improvement can turn this into a \$1M+ practice! Call Tim (714) 272-8404

**Murrieta Vacant Dental Office | \$120,000 | 6 ops |** #10098 Equipped dental office for immediate occupancy. 2,236 SF, great location off 15 freeway! Call Tim (714) 272-8404

**WEST HOLLYWOOD HYGIENE/WHITENING STUDIO**  
Rare opportunity to acquire a rapidly growing storefront dental practice in the heart of one of LA's most iconic shopping districts! Call Ken (805) 338-5850

**IN ESCROW! Oxnard | \$395,000 | 9 ops |** #10085 40-yr est. GP in busy retail location with an excellent reputation in the community. UNLIMITED POTENTIAL! Call Ken (805) 338-5850

**Palm Springs | \$240,000 | 4+ ops |** #09904 Practice in style at this open-concept 40-year established office in the golf mecca of America! High-vis office is set up for all phases of dentistry and features paperless charts, Dentrux, and room to grow. Call Tim (714) 272-8404

**SOLD by Ken Skeate: Simi Valley | \$399,000**

**SOLD by Eddie Delshad, DDS: Encino | \$349,000**

**IN ESCROW! Chino Hills | \$160,789 | 3+ ops |** #10066 FAST-START/MERGER in a magnificent newly built-out space! New Dansereau chairs, Infinity delivery systems, Belmont intraoral x-rays among others! Call Ken (805) 338-5850

**SOLD by Ken Skeate: Los Angeles | \$379,000**

**SOLD by Tim Miller: La Jolla | \$649,000**

**Agoura Hills \$150,000 Fast Start -or- \$210,000 with patients | 4+ ops |** #05906 Unique opportunity at this beautiful and contemporary office in upscale area! Impeccable office has modern technologies and high-end finishes throughout. Call Ken (805) 338-5850

**North Hollywood | \$600,000 | 3 ops |** #10097 \$342k NET on 3-day workweek! This could easily be a \$1M+ office if an additional day was added. Great website, great reviews, GREAT reputation! Call Eddie (310) 595-0203

**Beverly Hills | \$600,000 | 4 ops |** #10100 If you've ever dreamed of owning a successful dental practice in the heart of Beverly Hills, this may be your chance! Located in a PREMIER medical building with sweeping views of the city, patients happily travel from all over to visit! Call Eddie (310) 595-0203

**Santa Monica | \$500,000 | ops |** #10101 Fast-start opportunity available at this 46-year est. GP with high-end buildout located directly on Santa Monica Blvd. 475-525 active patient charts, ALL FEE-FOR-SERVICE! Plus, there's free parking for patients! Call Eddie (310) 595-0203

**IN ESCROW! San Gabriel | \$515,000 | 3 ops |** #10089 100% FEE-FOR-SERVICE High Net Income Implant Studio/Endo Practice. In 2022 the doctor's take-home pay was \$359,950 on just a 2-day work week! Call Ken (805) 338-5850

**SOLD by Al Galvis: Santa Monica | \$702,000**

**La Quinta | \$230,000 | 4 ops |** #10093 Phenomenally located fast-start GP in the stunning resort city of La Quinta! The practice is profitable, but most of the value is in the location, patient base, build-out, and equipment. Call Tim (714) 272-8404

**Los Angeles | \$145,000 | 4 ops |** #10106 Established Westside General Practice with excellent growth potential! Located on Wilshire Blvd. west of the 405 in a beautifully remodeled building. Fully equipped for General Restorative, Implant Surgery, and Endo procedures. Call Ken (805) 338-5850

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

**Larchmont | \$250,000 | 4+ ops | #10102** Fantastic FAST-START opportunity in the prestigious Larchmont Village neighborhood of LA. The practice is located in a unique and impeccably maintained 100-year-old building with high-end, classic features throughout. Call Eddie (310) 595-0203

**NEW! Lancaster | \$380,000 | 7ops | #10111** Thriving GP in great location off freeway in popular retail plaza w/great signage! Equipped w/Galileos CBCT, CEREC in 2,400SF. Located in the High Desert just 60 miles from LA! Call Al (818) 298-9770

**NEW! Rancho Cucamonga Pediatric | \$1,085,000 | ops | #10113** Very scalable, 20-yr est. Pediatric Practice in newly built facility with modern, state-of-the-art amenities. Advanced equipment incl. LightScaple soft tissue laser, iTero Element scanner, Vatech CBCT, and Kavo Nomad. Call Ken (805) 338-5850

**NEW! Mar Vista Live/Work | \$335,000 | 4 ops | #10114** Paperless GP in laid back neighborhood with unique Live/Work space. Easy-to-access location with private and street parking. Plenty of growth opportunities! Call Ken (805) 338-5850. Easy-to-access location with private and street parking. Plenty of growth opportunities! Call Ken (805) 338-5850

## VENTURA & SANTA BARBARA

**SOLD by Darren Hulstine: Lompoc | \$640,000**

**SOLD by Darren Hulstine: Santa Maria + RE | \$640,000**

**SOLD By Ken Skeate: Ojai | \$375,000**

**Ventura | \$445,000 | 4 ops | #09945** 5-star rated GP with incredible value and tons of upside potential! Offering a complete range of services utilizing the most cutting-edge technology. Located in an attractive professional building with a beautiful, high-end build-out, high visibility, and easy access from 101 Freeway. Call Ken (805) 338-5850

**SOLD by Darren Hulstine: Santa Barbara + RE | \$3,555,000**

**SOLD by Darren Hulstine: Santa Maria | \$1,135,000**

**IN ESCROW! Santa Barbara | \$275,000 | 2 ops | #10099** GP with prestigious address operates on a 3-day week and generates over \$200k NET! Call Darren (805) 878-0633

**IN ESCROW! Santa Barbara County | \$439,000 | 3 ops | #10004** Imagine yourself practicing in this laid-back beach town just a half mile from one of the most beautiful beaches in the world! Call Darren (805) 878-0633

**SOLD by Darren Hulstine: Santa Maria | \$895,000**

**SOLD by Darren Hulstine: Ventura | \$450,000**



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## BAY AREA & SAN LUIS OBISPO

**Santa Cruz Perio + Real Estate | \$340,000 + \$800,000 | 4 ops | #10072** Own a literal piece of paradise with this phenomenally profitable Periodontic Practice set on an idyllic property. Call Scott (650) 374-9383

**Pleasanton | \$550,000 | 7 ops | #10069** State-of-the-art General Dental and Perio Practice with 3 years new \$1M buildout! Call José (925) 382-9525

**Watsonville + Real Estate | \$249,000 + \$495,000 | 4 ops | #10073** Own a piece of real estate in Santa Cruz County! There are 47 years of invaluable goodwill and tons of room for growth at this very well-location General Practice. Call Scott (650) 374-9383

**San Francisco | \$150,000 | 4 ops | #10059** Work just 2 days per week and take home nearly \$200k annually. Practice is priced to sell fast, and time is of the essence so please call today with your best offers! Call José (925) 382-9525

**SOLD by José: Pleasant Hill | \$550,000**

**SOLD by Darren Hulstine: Arroyo Grande | \$550,000**

**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**

**Milpitas | \$425,000 | 4 ops | #09967** Fully paperless and fully digital general practice in a busy shopping center. Draw patients from nearby government buildings, large retailers, Tesla and Walmart. Call José (925) 382-9525

**Newark | \$402,000 | 3+ ops | #10105** Thriving location with small-town feel. New residential developments offering high-growth opportunities. Perfectly situated at busy intersection next to a Starbucks and is located in an attractive Shopping Marketplace with ample parking and easy accessibility. Call Nelson! (510) 501-1959

**San Francisco | \$490,000 | 3 ops | #10091** One-of-a-kind boutique-style 4-operator General Dentistry Practice in a HOT neighborhood! This state-of-the-art office is unlike any dental office you have seen! Call Nelson (510) 501-1959

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## BAY AREA & SAN LUIS OBISPO CONT.



### **SOLD by Scott Taylor: Antioch | \$550,000**

**Santa Cruz | \$549,000 | 4 ops | #10065** Top-notch General Practice was recently rebuilt and is ready to impress! Large un-obstructed windows, vaulted ceilings, and exposed wood beams. This practice boasts 5-star reviews and is just steps from Monterey Bay. Call Scott (650) 374-9383

**IN ESCROW! Oakland | \$399,000 | 3++ops | #09964** High-revenue GP w/ 70 years goodwill. Tons of demand and room to accommodate it! Call Scott (650) 374-9383

**NEW! Walnut Creek | \$265,000 | 5 ops | #10108** Vacant Turnkey office in desirable professional building offering a range of amenities. Belmont chairs, tons of storage, great location near Kaiser Permanente. Call Nelson (510) 501-1959

**NEW! Los Gatos Turnkey "+" | \$189,000 | 3 ops | #10116** Turnkey office w/ Eaglesoft, digital Xray and latest tech. Located on main road with excellent visibility! Call Scott (650) 374-9383

**NEW! Aptos | \$399,999 | 3 ops | #10115** Beautiful office w/ paperless charts, Eaglesoft, & Rayscan CBCT/digital pano. Conveniently located right off Cabrillo Hwy in pedestrian friendly area! Call Scott (650) 374-9383

## CENTRAL VALLEY, SACRAMENTO, & NORTHERN CALIFORNIA

### **SOLD by José: Clovis | \$779,000**

**Sebastopol | \$355,000 | 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. 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

**Bakersfield Prosth | \$320,000 | 4+ ops | #10107** Thriving Prosthodontic Dental Practice with unique specialties and enormous growth potential! Fully fee-for-service, and plenty of room for general dentistry or to bring in other specialties! Call José (925) 382-9525

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

### **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-operatory 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 | \$300,000 | 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

### **SOLD by José: Delano | \$1,200,000**

**Vallejo + Real Estate | \$200,000 + \$625,000 | 3 ops | #10103** 34-year est. GP in waterfront area. Large ops, very nice upgrades and a great location off Interstate 80 in a high-traffic commercial corridor. 3 units for sale all with separate PG&E meters. Call José (925) 382-9525

**Visalia + Real Estate | \$350,000 + \$700,000 | 6 ops | #10104** Associate-run, bread-and-butter Pediatric Dentistry Practice. Collected \$585k in 2022. Located in a vibrant and active part of town! Call José (925) 382-9525

**NEW! Fresno | \$325,000 | 5+ops | #10110** Well-established practice with a loyal 2,000+ patient base. Room to expand, amazing staff, and a phenomenal location just off Yosemite Freeway and across from Kaiser Permanente Hospital! Call Jose (925) 382-9525

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**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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**FOR SALE IN VENTURA** W/ R.E. – GP w/ 3 eq. ops. in a 2-story professional bldg. Collected approx. \$329K for 2022. Contact California Practice Sales at 714-639-2775.

**Rental space Availability:::** dental clinic + office space Veranium inc, Riverside. 951-425-5823 info@veraniuminc.net

**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

**FOUNTAIN VALLEY** 3 ops. Retiring seller. Fee for Service/PPO. Collected \$434K in 2022. Greg Beamer 909-542-4891

**Dental office:** Move up to clear air! Beautiful 4 op dental building in El Dorado. Piped, plumbed, wired and ready to occupy. All inspections completed and available. For photos & info: 6400pleasantvalleyrd.com

**NEWPORT BEACH** - 2 Ops. Small solid practice in great location. Rev \$375K ddsmatch.com 855-546-0044

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**DENTAL PRACTICE FOR SALE in Fresno.** 1110 sq ft, 2 fully operational OPs with a 3rd op plumbed. Easy Dental, Dexis x-ray. C&B, endo, Clearcorrect ortho, implant. Dentist is retiring. Price has been reduced to \$95,000.00 obo. Please call (559) 494-2049 or leave a message and number to call back.

**Endodontist position** twice a month PPO and cash only Palmdale. email mrsdmd2005@gmail.com

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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. 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 Dextrix 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

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**FOR SALE IN NORWALK** – Well-established GP w/ 4 eq. ops. & 14+ yrs of goodwill. Grossed \$576K for 2022. Contact California Practice Sales at 714-639-2775.

**Stunning Dental Suite** in Prime Agoura Hills CA Upscale Professional building For Lease Amazing Unmatched Synergy for General Dentist(s) or Specialist(s) to Thrive w/Existing DentaSpecialties in the Building! 2nd Floor impressive spacious 2,200 RSF plumbed for 7 Operatories Kitchen(s)/Lab, bath, T.I.s, Lots of sinks built-ins ceiling fans Lots of Windows open floor plan Right off the 101 FWY Garage + Surface PKG Must See to Appreciate. Photos on request. Available Now. Direct (818) 266-0337 Agt.

**Associate wanted for productive LA office. Will mentor new grads! Great compensation! PodoGPdentist@gmail.com**

**Porter Ranch** Ortho practice collects over \$300,000 on 2+ days per week. Averages 5 starts per month. Professional building. 4 chairs, digital pan ceph. Motivated. Asking \$125,000. Call Kurt Skarin at 805-777-7707

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**Dental practice for sale by owner. Very nice 1980 sq/ft turn key office on major Route 66 in La Verne. 4 Ops fully equipped, Digital x-rays and Pano. Working 2-3 days/wk Collections \$200K, no advertising, PPO only. Lease \$2889/Mo Good starter practice only \$100K Contact drd2th@gmail.com**

**X-ray developers and duplicator** (PeriPro), wall mounted view boxes, lead aprons for sale. doc@ingersolldds.com

**Madera, CA.** Rare Opportunity, Practice and Real Estate, 1870 sq.ft 2010 built. 2022 gross \$568,000. Send inquiry to kao.saelee@guarantee.com

**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 Dextrix 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

**\*KEEP ENDO IN-HOUSE\* RCT, Retreatment. IV sedation. USC GP will bring equipment & instruments. Good references. Molar9Q@gmail.com**

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**#1159 SOUTH OC COASTAL RESTORATIVE PRACTICE.** 3 Mo. 2022 Collected \$184K. 2021 Collections \$624K. 4 Op/1422 sq ft . RETAIL SPACE. In Desired Community. Asking \$560,000. Contact info@wppps.com for more information.

**SAN JOSE, Evergreen** -4 ops, 1200 sqft, inside shopping center, good foot traffic, digital, 4dys/wk, \$400K gross, opportunity with more day, selling \$310K, contact (408)910-4470



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### FEATURED LISTINGS

**IMPERIAL BEACH – REDUCED PRICE!** Well-established general practice with 3 equipped operatories located in a busy one-story shopping center. Seller is currently working 2 days/wk. with Associate 2 days/wk. Sees an average of 20-25 new patients per month. Computerized with Practice Works and Digital X-ray. Reasonable rent for the area. **Collected approximately \$306K for 2022.** Please contact your CPS Broker for more information. **Property ID #5359.**

**SUN VALLEY** - Well-established practice with 78+ years of goodwill. The 2,800 sq. ft. one story free standing building is equipped with 7 operatories and 2 plumbed not equipped. The seller has always been at this location. He was an associate with the previous doctor for 4+ years until he purchased the practice in 1972. The retiring seller sees an average of 8-12 patients a day and 26-30 new patients a month. The office has 3 specialist that comes in. An Endo comes in once every other month, an Ortho comes in 2 times a month, and an Oral Surgeon once every other month. Has 4-5 days of hygiene a week with 2 hygienists. Seller is the landlord but is open to selling the real estate! The equipment is fairly new and some of the older chairs have been refurbished and reupholstered. Is equipped with 2 Gendex X-rays. Minimal Advertising. Private gated parking lot with 20 spaces. Surrounding residential area. **Grossed \$969K for 2022. Buyer's Net of \$157K.** Please contact your CPS Broker for more details. **Property ID #5434.**

**MORENO VALLEY** - Well-established practice with 38+ years of goodwill. The 1,200 sq. ft. suite is located in a one-story shopping center and is equipped with 3 operations and 1 plumbed not equipped. The current doctor works 2 1/2 days a week and sees an average of 8-10 patients a day and 38-40 new patients a month. Has reasonable rent for the area. In a busy shopping center with lots of traffic flow. Easy street visibility and great signage. The seller has another practice in Rowland Heights that he would like to put more focus on. Does very minimal advertising mainly patient referrals and online searches on Google or Yelp. **Grossed approximately \$451K for 2022. Buyer's Net of \$183K.** Please contact your CPS Broker for more details. **Property ID #5430.**

**PALM DESERT W/ REAL ESTATE!** - What an incredible opportunity to be in control of your destiny by owning the real estate to what is one of the most beautiful practices you have ever walked into! All nine operatories each have a theme of a different country, exquisitely decorated and, as you will see, adorn with the latest technology throughout the practice. And as if that was not enough, the profitability is through the roof now, with plenty of room for growth for a Buyer that can spend more time in the practice. After Buying the real estate, the Seller opened the practice in 2008 and has done exceptionally well in this high-end community ever since. Ensure you contact your CPS Broker expediently or live with the regret of missing this opportunity of a lifetime. **Grossed \$1.8M for 2022. Buyer's Net of \$650K.** Please contact your CPS Broker for more details. **Property ID #5435.**

**DEL MAR** - Well-established practice with 25+ years of goodwill. The current doctor has another practice in Santee and wants to focus more on it. The 2,153 sq. ft. is located in a two-story professional building in a busy shopping center. Is equipped with 6 operatories and 2 plumbed not equipped. The private office and consultation office are plumbed but not equipped. The doctor currently 3 1/2 days a week and sees an average of 8-10 patients a day and 13-20 new patients a month. There are 5 days of hygiene. The 2 hygienists see approximately 8-10 patients a day. Income source is 56% Insurance and 46% Cash. Desired location. Contemporary suite. **Grossed approximately \$953K for 2022. Buyer's Net of \$237K.** Please contact your CPS Broker for more details. **Property ID #5438.**

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- Grossed \$1.8M for 2022
- Buyer's Net of \$650K
- 8 ops & 1 plumbed not eq.
- Each operatory has a different country theme
- 3,300 sq. ft. condo suite
- 15+ years goodwill

- 5 days of hygiene
- Ample parking lot
- Income Source: 80% Cash 20% PPO
- High-end community
- State-of-the-art practice

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

# CALIFORNIA

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### VENTURA COUNTY LISTINGS

**VENTURA - (GP + REAL ESTATE)** Well-established practice with 70+ years of goodwill. The retiring doctor works 3 days a week and sees an average of 8-10 patients a day and 12-15 new patients a month. The one hygienist in the office works 2 days a week and sees approximately 6-8 patients a day. The office is mainly insurance but does take some cash. Mostly patient referrals and website advertising. The 1,050 sq. ft. 3-equipped operatory is located in a two-story professional building with ample parking and is near a residential area. Has great street visibility. Is equipped with Diamond Dental software and 3 Yoshida digital X-rays. **Grossed \$334K for 2022 on 3 working days a week. Buyer's Net of \$107K.** Please contact your CPS Broker for more details. **Property ID #5408.**

### LOS ANGELES COUNTY LISTINGS

**CERRITOS** - This newly remodeled, well-laid-out, beautiful practice has over 46 years of goodwill to offer. Since 1977 when the original dentist built this practice, it has been an icon in this unique community. The building is a duplex, shared with a medical doctor who is also your landlord, that could even be a referral source. In addition, your signage is exposed to this high-traffic area where you would suspect parking is hard to find, but this is not the case with your own large private parking lot. The doctor has their private parking spot equipped with a charging station for the electric or hybrid vehicle. The 2,600 sq. ft. office is equipped with 6 operatories and Dentrux software. The Seller has begun to slow down and brought specialists into the practice. However, the Seller has additional equipment to sell with the practice, allowing the buyer with the right skill set to make this incredibly profitable practice even more profitable. **Grossed approximately \$1.2M for 2022. Buyer's Net of \$475K.** Please contact your CPS Broker for more details. **Property ID #5427.**

**LA PUENTE - (REAL ESTATE)** With over 12 years of goodwill, the practice & **REAL ESTATE** is priced right for you. However, the real diamond in the ruff here is the **GREAT FREE-STANDING BUILDING FOR SALE**, with a private parking lot. The setting for this practice is Main Street, USA. Nestled between restaurants, retail and commercial areas, it is right across the street from the La Puente Valley Water District. With five fully equipped Ops, it is underdeveloped as the seller's interests have not been able to be focused here to realize its full potential. With a great location with excellent visibility and signage, ensure you contact your broker and get out and see the practice before it is gone. **Property ID #5425.**

**LOS ANGELES** - Well-established practice with 25+ years of goodwill. The 1,932 sq. ft. suite is located in a 7-story professional building. The practice is equipped with 4 operatories and 1 plumbed not equipped. The current seller works 4 days a week and sees an average of 12-20 patients a day and 20-24 new patients a month. With the 4 days of hygiene a week, the office sees approximately 8-12 patients a day per hygienist. Also, one time a month varies the day a periodontist comes in. Does very minimal advertising more patient referrals and Google/Yelp. The recall system is pre-booking patients and texts/calls. The doctor is in the process of retiring due to traveling back and forth every day from Irvine to Los Angeles. **Grossed approximately \$1.02M for 2022. Buyer's Net of \$410K.** Please contact your CPS Broker for more details. **Property ID #5405.**

**NORWALK - (GP + REAL ESTATE)** Well-established practice with 25+ years of goodwill. The retiring doctor currently works 5 days in the office. They see an average of 10-12 patients a day and 6-8 hygiene patients a day. The doctor started his practice in 1991 and has been at this location since 1995. It's 100% patient referral and the recall system are journal entries, courtesy calls, and postcards if not reached by phone. Is located in a 1,250 sq ft. building with 3 equipped operatories and 2 plumbed not equipped ops and is software with softdent. **In 2022 the practice grossed approximately \$276K.** Please contact your CPS for more details. **Property ID #5359.**

**SUN VALLEY** - Well-established practice with 78+ years of goodwill. The 2,800 sq. ft. one story free standing building is equipped with 7 operatories and 2 plumbed not equipped. The seller has always been at this location. He was an associate with the previous doctor for 4+ years until he purchased the practice in 1972. The retiring seller sees an average of 8-12 patients a day and 26-30 new patients a month. The office has 3 specialist that comes in. An Endo comes in once every other month, an Ortho comes in 2 times a month, and an Oral Surgeon once every other month. Has 4-5 days of hygiene a week with 2 hygienists. Seller is the landlord but is open to selling the real estate! The equipment is fairly new and some of the older chairs have been refurbished and reupholstered. Is equipped with 2 Gendex X-rays. Minimal Advertising. Private gated parking lot with 20 spaces. Surrounding residential area. **Grossed \$969K for 2022. Buyer's Net of \$157K.** Please contact your CPS Broker for more details. **Property ID #5434.**

**TORRANCE** - Turn-Key general practice located in a busy shopping center with plenty of parking. It is on a busy intersection. Seller is currently working 5 days/wk and sees approximately 11 new patients/mo. PPO / Cash / Medi-cal. 100% patient referral. The practice consists of 2 equipped spacious operatories with Digital x-ray and Easy Dental software. **Grossed \$182K for 2022.** Please contact your CPS for more details. **Property ID #5391.**

**WOODLAND HILLS (PEDO)** - Well-established practice with 30+ years of goodwill. The 2,122 sq. ft. office is equipped with 3 equipped operatories in an open bay, 3 equipped private room operatories and 1 plumbed not equipped. The large breakroom could easily be converted to accommodate 3-4 more dental chairs for the practice to have 10-11 operatories. The seller currently works 4 days a week and sees an average of 8-10 patients a day and 28-30 new patients a month. Income source is 58% Cash, 10% Insurance & 32% MediCal. **Please contact your CPS Broker for more details. Property ID #5421.**

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Juana Dominguez  
Transition Coordinator

### ORANGE COUNTY LISTINGS

**ANAHEIM HILLS** – Established in 1996, this general practice is located in a busy 2-story retail building with great signage and plenty of parking. On one of the busiest intersections of Anaheim Hills. The seller is currently working 3 days/wk with 5 days/wk of hygiene. PPO & Cash. The office consists of 3 equipped operatories and it's computerized with Dentrux software and has digital x-ray. **Grossed \$546K for 2022. Buyer's Net of \$113K.** Great opportunity. Please contact your CPS Broker for more details. **Property ID #5390.**

**BREA** - This practice is located right off the freeway on a major street in Brea. Has great signage. The office consists of 4 equipped operatories with digital x-ray on the first floor of a 2-story professional building. Reasonable rent for the area. Please contact your CPS Broker for more information. **Collected approximately \$314K for 2022. Property ID #5356.**

**COSTA MESA** - Well-established practice with 16+ years of goodwill. The approximate 3,009 sq. ft. suites are in a two-story professional building that is equipped with 3 operatories. The doctor sees an average of 7-10 patients a day and 10-12 new patients a month. The hygienist in the office works every Wednesday and sees about 5-6 patients. Half paperless half paper charts. Extra storage room for future expansion. Minimal advertising website and patient referrals. Modernized office. Desired location. **Grossed \$625K for 2022. Buyer's Net of \$255K.** Please contact your CPS Broker for more details. **Property ID #5408.**

**LAGUNA NIGUEL** - Well-established practice with 32+ years of goodwill. The 1,400 sq. ft. suite is located in a one-story shopping center and is equipped with 3 operatories and 2 plumbed but not equipped operatories. The retiring seller works 4 days a week and sees an average of 8-9 patients a day and 15-18 new patients a month. Patient referrals and online resources are the only advertising the office does. Easy Dental software. Near residential areas and conveniently located off the 5 & 73 Freeway. **Grossed \$314K for 2022.** Please contact your CPS Broker for more details. **Property ID #5418.**

**LAKE FOREST** - This location has been a dental practice and at this location for over 20+ years. The Seller has been at this location for 5 years and has outgrown this location and done so well that he is now Buying a building. The 1,600 sq. ft. suite is located on the first floor in a two-story professional building with three fully equipped operatories. Also, noting a very competitive rare modified gross lease that includes: water, electricity, and common area maintenance charges. A current doctor loves to stay in this low-overhead suite; however, he has just purchased a building to accommodate the growing practice. **Property ID #5426.**

**MISSION VIEJO** - This well-established practice with 40+ years of goodwill is located in an approximate 1,200 sq. ft. office with 3 equipped operatories. The retiring doctor currently works 4 days a week and sees an average of 9-10 patients a day and 7-8 new patients a month. Income source is mainly insurance at 75% & 25% Cash. Does minimal advertising and depends on patient and PPO referrals. Is near residential areas with elementary and middle schools in the area. Is equipped with 2 Gendex GX770 X-rays and 1 Belmont BelRay X-ray. Great location with ample parking. **Grossed \$306K for 2022. Buyer's Net of \$137K.** Please contact your CPS Broker for more details. **Property ID#5424.**

**RANCHO SANTA MARGARITA - Leasehold & Improvements** - This practice has been at this location for 14+ successful years. The current doctor has another practice in Aliso Viejo that they want to put more focus on. The 2,200 sq. ft. suite is located on the second floor in a two-story medical dental building with 8 equipped operatories. Is near residential areas and a high school and elementary nearby. Conveniently close to California State Route 241. Has ample parking. Please contact your CPS Broker for more details. **Property ID#5407.**

**SAN JUAN CAPISTRANO** - This practice has been at this location for 37 years. The seller has decided to retire after many years of success. The office consists of 4 equipped operatories in an approximate 1,400 sq. ft. suite. The doctor currently works in the office 1 day a week and some patient charts are included in the sale but not guaranteed. The office does have a storage room with inactive patient charts. Is near residential areas with a middle and elementary school next to the shopping center and about 250 more residential homes are being built behind the shopping center. Has reasonable rent for the area and has ample parking. Seller selling practice as is. Please contact your CPS Broker for more details. **Property ID #5416.**

### RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

**DESERT HOT SPRINGS (GP + REAL ESTATE)** - Well-established general practice located in a one-story free-standing building. It's near the City Council, Police and Fire station. Practice consists of 3 equipped operatories in a 1,262 sq. ft. office. It's computerized with Eaglesoft software and digital x-ray. The seller sees an average of 10-12 new patients/mo. PPO and Cash Only. **Grossed \$420k for 2022.** It's a great opportunity to **buy both the practice & building for a reasonable price of only \$375K!!** Please contact your CPS Broker for more details. **Property ID #5384.**

**FONTANA** - Well-established practice with 20+ years of goodwill. The 1,635 sq. ft. suite is located in a single-story strip mall. Is equipped with 3 operatories and 3 plumbed/not equipped operatories. The current doctor currently works 4 days a week and sees an average of 7-12 patients a day and 13-16 new patients a month. The practice does minimal advertising and depends on patient referrals and walk-ins. Has great street visibility on a busy street. Reasonable rent for the area. Is Spacious enough to expand to put more operatories for more profit. **Grossed \$377K for 2022. Buyer's Net of \$159K.** Contact your CPS Broker for more details. **Property ID #5419.**

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Alex Baylon, V.P.  
Lic. #02128087

# CALIFORNIA

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**MORENO VALLEY** - Well-established practice with 38+ years of goodwill. The 1,200 sq. ft. suite is located in a one-story shopping center and is equipped with 3 operations and 1 plumbed not equipped. The current doctor works 2 1/2 days a week and sees an average of 8-10 patients a day and 38-40 new patients a month. Has reasonable rent for the area. In a busy shopping center with lots of traffic flow. Easy street visibility and great signage. The seller has another practice in Rowland Heights that he would like to put more focus on. Does very minimal advertising mainly patient referrals and online searches on Google or Yelp. **Grossed approximately \$451K for 2022. Buyer's Net of \$183K.** Please contact your CPS Broker for more details. **Property ID #5430.**

**ONTARIO** - The well-established practice with 28+ years of goodwill is located in a one-story plaza. The retiring doctor currently works 3-4 days a week with an associate 2 days a week. The doctor sees an average of 11-13 patients a day and the associate sees about 10-12 patients a day. They both see approximately 20-25 NEW patients a month! Income source is mainly insurance at 70% and Cash/MediCal at 15% each. Does minimal advertising and is 100% patient referral. The 1,200 sq. ft. office is equipped with 4 operators and a Phot-X11 X-ray. Most of the equipment is in good or fairly new shape. Is in a great location with lots of street visibility and signage. **Grossed approximately \$977K for 2022. Buyer's Net of \$282K.** Please contact your CPS Broker for more details. **Property ID #5415.**

**PALM DESERT** - Well-established practice with 30+ years of goodwill. The modern-looking suite is located in a one-story building that is approximately 1,700 sq. ft. with 4 equipped operators. Has reasonable rent for the area. The doctor currently has another practice in Redlands that they would like to focus more on. Income source is 70% Cash and 30% Insurance. Advertising is mainly patient referrals, flyers, and online websites like Google and Yelp. Each spacious operator has an x-ray and 2 monitors. Is a nice area and surrounding residential areas with an ample parking lot. **Collected approximately \$547K for 2022.** Please contact your CPS Broker for more details. **Property ID #5393.**

**PALM DESERT W/ REAL ESTATE!** - What an incredible opportunity to be in control of your destiny by owning the real estate to what is one of the most beautiful practices you have ever walked into! All nine operators each have a theme of a different country, exquisitely decorated and, as you will see, adorn with the latest technology throughout the practice. And as if that was not enough, the profitability is through the roof now, with plenty of room for growth for a Buyer that can spend more time in the practice. After Buying the real estate, the Seller opened the practice in 2008 and has done exceptionally well in this high-end community ever since. Ensure you contact your CPS Broker expediently or live with the regret of missing this opportunity of a lifetime. **Grossed \$1.8M for 2022. Buyer's Net of \$650K.** Please contact your CPS Broker for more details. **Property ID #5435.**

**PALM SPRINGS** - Well-established practice with 40+ years of goodwill. The retiring doctor works 4 days a week with 1 hygienist working 4 days and 1 hygienist working 2 times a month. The doctor sees an average of 8-9 patients a day and 10-11 new patients a month while the hygienists see about 8 patients a day. The two-story 1,200 sq. ft. suite is located in a professional building and is equipped with 4 operators, 2 digital sensors, and an Eaglesoft software package. Is nearby very nice residential areas a public high school. Parking lot has ample parking and great street visibility. Income source is 50% insurance and 50% cash. Does very minimal advertising and is 100% patient referral. Reasonable rent for the area with a long-term lease. **Grossed approximately \$682K for 2022. Buyer's Net of \$183K.** Please contact your CPS Broker for more details. **Property ID #5413.**

**RANCHO MIRAGE** - General practice located in a two Story Free Standing Medial Professional Building - Condo Suite Owned by the seller. The office consists of 4 equipped ops in a 2,200 sq. ft. suite. Disney is developing single-family homes and condominiums in the Cotino community with a range of shopping, dining, and entertainment offerings anchored by an approximate 24-acre grand oasis with Crystal Lagoons. The Seller does have another practice in Oceanside, approximately over 100 miles away. In contrast, we are only selling assets here, though patients may not want to make that 100+ mile drive. This newly built office is normally used only once a month, so everything is in impeccable condition. Please contact your CPS Broker for more details. **Property ID #5400**

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**YUCCA VALLEY - (PEDO + Real Estate)** practice is in a free-standing building with plenty of parking and frontage with excellent street visibility. The office was established in 2012 and consists of 3 chairs in open bay with 3 equipped operators and 1 plumbed not equipped in an approximate 2,800 sq. ft. suite. **Grossed approximately \$630K for 2022. Buyer's Net of \$269K.** Please contact your CPS Broker for more details. **Property ID #5396.**

### SAN DIEGO COUNTY LISTINGS

**DEL MAR** - Well-established practice with 25+ years of goodwill. The current doctor has another practice in Santee and wants to focus more on it. The 2,153 sq. ft. is located in a two-story professional building in a busy shopping center. Is equipped with 6 operators and 2 plumbed not equipped. The private office and consultation office are plumbed but not equipped. The doctor currently 3 1/2 days a week and sees an average of 8-10 patients a day and 13-20 new patients a month. There are 5 days of hygiene. The 2 hygienists see approximately 8-10 patients a day. Income source is 56% Insurance and 46% Cash. Desired location. Contemporary suite. **Grossed approximately \$953K for 2022. Buyer's Net of \$237K.** Please contact your CPS Broker for more details. **Property ID #5438.**

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**EL CAJON** – Well-established practice with 15+ years of goodwill is in a 2,183 sq. ft suite in a single-story professional building. The retiring doctor currently works 3 days a week and sees an average of 10-12 patients and 2-3 hygiene patients a day while also seeing an average of 15-18 new patients a month. The office income source is mainly insurance but does take some cash and capitation. Does minimal advertising depend more on patient referrals. Is equipped with 4 operatories and 1 plumbed not equipped operator and is programmed with Eaglesoft. **Buyer's Net of \$145K and grossed \$441K for 2022.** Please contact your CPS Broker for more details. **Property ID #5401**

**EL CAJON** - Well-established practice with 30+ years of goodwill. The retiring doctor works 3 days a week and every 1st and 3rd Saturday of the month and sees an average of 8-10 patients a day and 15-20 new patients a month. The office has an associate that comes in when needed. The 1,750 sq. ft. suite with 4 operatories and 1 plumbed/ not equipped operator is located in a corner location of a professional medical building. Is computerized with 2 digital x-rays, 1 digital sensor, 5 digital intra-oral cameras, and Dentrrix & Patterson Image software package. Has great street visibility and ample parking. Great location with reasonable rent for the area. **Grossed \$381K for 2022. Buyer's Net of \$181K.** Please contact your CPS Broker for more details. **Property ID #5414**

**ESCONDIDO** - This well-established practice with 19+ years of goodwill is located in a one-story busy shopping plaza. The current doctor has another practice in San Marcos and wants to put their focus more on that location as they are transitioning into retirement. The seller currently works 3 days a week with an associate working 2 days a week. The doctor sees an average of 20-24 patients a day and 16-20 new patients a month. The associate sees approximately 16-20 patients a day and 8-10 new patients a month. The 1,500 sq. ft. office is equipped with 5 spacious operatories and Dentrrix software. Does very minimal advertising mainly flyers and patient referrals. Near residential areas and accessible access to the 15 Freeway. **Grossed approximately \$810K for 2022. Buyer's Net of \$211K.** Please contact your CPS Broker for more details. **Property ID #5422.**

**FALLBROOK** – Well-established practice with 20+ years of goodwill. The retiring doctor works 4 days a week and sees an average of 6-8 patients a day and about 11-13 new patients a month. One hygienist works 3 days a week and sees approximately 6-8 patients a day. Income source is mostly insurance but does take some cash and is 100% patient referral advertising. The 1,330 sq. ft. suite is located in a one-story professional building and is equipped with 4 operatories and Dentrrix software. Near residential area and ample parking. **Grossed \$352K for 2022. Buyer's Net of \$105K.** Please contact your CPS Broker for more information. **Property ID #5404.**

**IMPERIAL BEACH** – **REDUCED PRICE!** Well-established general practice with 3 equipped operatories located in a busy one-story shopping center. Seller is currently working 2 days/wk. with Associate 2 days/wk. Sees an average of 20-25 new patients per month. Computerized with Practice Works and Digital X-ray. Reasonable rent for the area. **Collected approximately \$306K for 2022.** Please contact your CPS Broker for more information. **Property ID #5359.**

**LAKESIDE** - This location is exceptional because it is centered between two shopping centers with far too many anchor tenants to mention all of them; worthy of mention is Starbucks and Walgreens. Furthermore, this location is on a busy thoroughfare, compounded by the constant flow of shoppers exposed to the excellent signage of your new practice, which can fuel you with new patients. Additionally, senior living apartments and high-end homes are directly across the street from this location to supply a constant patient flow for your new practice. No worries about working with an impersonal massive property management team; the Seller is a successful dentist who outgrew this location and the building owner to make the experience more personal. **Property ID #5431.**

**SAN MARCOS** - Well-established practice with 15+ years of goodwill is in a two-story professional building. The approximately 1,600 sq. ft. suite is equipped with 5 operatories and one Orthophos XG5 digital x-ray. The doctor is in the process of retiring and moved out of town and is currently traveling back and forth every couple of days a week to the practice. They see an average of 12-15 patients a day and an average of 10 new patients a month. The one hygienist works 2 days a week and sees about 5 patients per day. Income source is mainly cash with it being 80% while 20% is coming from insurance. Does very minimal advertising and depends on patient referrals. Is in a busy shopping center with ample parking. **Grossed approximately \$440K for 2022. Buyer's Net of \$170K.** Please contact your CPS Broker for more details. **Property ID #5402**

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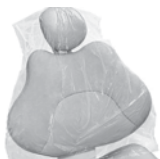
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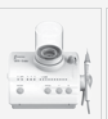
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This 1,497 sq. ft. suite has 3 eq. ops and 2 plumbed ops w/ x-ray units. Beautifully designed suite that offers stunning views, hardwood floors, ceramic tile, Pelton Crane equipment, Cat CT Scan and shows great pride of ownership. Seller is going into another line of business. Rent is \$8,233 per month. 18 Story, Class A building that offers valet parking, a pharmacy, diagnostic lab, dry cleaners, car detailing service, security, and restaurants.

#### EASTVALE / MIRA LOMA

7 eq. ops. in a 2,290 sq. ft. retail space. Office is located in one of the most desirable Eastvale/Mira Loma retail spaces with national anchor tenants that are extremely rare to find. 16 Years of Goodwill. Seller currently works 2 days a week. Dentrux practice management software, Digital X-rays, & Pano. Collected \$581K with a Net of \$251K in 2022.

#### FOUNTAIN VALLEY

3 eq. ops & 1 plumbed not eq. op. in a 1,160 sq. ft. suite located in a single story, professional building. Excellent signage and visibility. Rent is \$2,556/month. Retiring seller. Loyal, generational patient base, great online reviews, and a strong community presence with 46+ Years of Goodwill. Tremendous potential for a buyer who is willing to promote the practice, retain referred out specialty services, and open more days. Exceptional staff that is ready to assist with the transition. Fee for Service/PPO. Collected \$434,851 in 2022.

#### HAWTHORNE

4 eq. ops. in a 1,250 sq. ft. suite located in a single story, strip center with excellent exposure, signage, and traffic. Rent is only \$4,400/month. 32 Years of Community Goodwill. Retiring Seller with long term staff in place. Buyer has the opportunity to increase revenue by implementing some advertising and working more days a week. Selling in "as is" condition. Collected \$480,556 in 2022.

#### HEMET

6 ops. and 1 plumbed not eq. op. in a 3,200 sq. ft. suite located in a single-story building in the heart of town. 41 Years of Community Goodwill. Seller owns the real estate and will offer first right of refusal on the building. Excellent online reviews, solid patient base, retiring seller, long-term staff, and hygienist in place. PPO/CASH Income Stream. Collected \$741,877 in 2022.

#### IRVINE

8 ops. located in a 2,084 sq. ft., beautifully designed suite with high-end touches and large windows throughout. Custom cabinetry, plumbing, granite counters, newly renovated sterilization center and designed in a circular fashion, which maximizes efficiency. Leasehold Improvements.

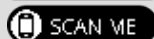
#### LAKE FOREST

4 eq. ops. in a 1,400 sq. ft. clean, bright, organized suite located in a single-story professional building on a heavily traveled street convenient to the 5 freeway. 40 Years of Community Goodwill. Rent is \$3,848 per month. Carestream software, Intra Oral Camera, Digital Xray, and equipment that shows pride of ownership. Retiring seller currently works 3 days a week with 3.5 days a week of hygiene. PPO/Fee for Service practice. Collected \$480,541 in 2022.

**LOS ANGELES** 4 eq. ops. in a 1,057 sq. ft. suite located in a single story, professional building convenient to the 60 freeway. Established as a dental practice for 45+ years. Rent is only \$1,326/month. Retiring Seller. Patient Charts included but not guaranteed. The practice has been closed since February 2020 due to covid. Patients are ready and calling to get back to the practice!

#### LOS ANGELES

3 eq. ops. in a 1,000 sq. ft. clean, streamline suite on the 2nd floor of a busy shopping center in Koreatown. Excellent signage and visibility! Rent is \$4,500/month. Established as a community practice for 10+ years. Seller is a Periodontist that purchased the practice from a GP 2 1/2 years ago. Seller would like to concentrate on teaching at USC. Patient Charts included but not guaranteed.



Paul

Ellen

Greg

**Greg Beamer, Dental Broker**

909-542-4891

Experience in Finance and Brokerage since 1976  
DRE License #01149524**Paul Yuan**

909-714-2265

20 Years of Experience in the Dental Industry  
DRE License #02140802**Ellen Wood**18 Years in the Dental Practice Sales Industry  
DRE License #02006320Ph: (909) 542-4891 • Fax: (866) 890-1033 • [info@gregbeamer.com](mailto:info@gregbeamer.com) • [www.gregbeamer.com](http://www.gregbeamer.com)**MORENO VALLEY PRACTICE WITH REAL ESTATE FOR SALE OR LEASE**

3 eq. ops & 2 plumbed not eq. ops. in a 2,166 sq. ft. building on a large, serene lot that shows pride of ownership. 31 Years of Community Goodwill. Spacious, bright, organized suite with a full bathroom, laundry, kitchen, and enormous storage. Retiring Seller that currently works 3 days a week with 1 day a week of hygiene. Solid, long-term staff in place. Intra Oral Camera, Digital X-ray, and Practice Works practice management software. Buyer has the opportunity to implement advertising and be open more days a week. Collected \$360,853 in 2022.

**MOUNTAIN COMMUNITY PRACTICE WITH REAL ESTATE**

Looking for a change of pace, to experience the seasons, to be a part of a community, and own your own real estate in an area with very few competing dentists? The practice has 3 eq. ops. in a 998 sq. ft. building on a 7,500 sq. ft. lot. The charming suite offers custom woodwork, antique pieces, and murals painted by area artists. The seller has built a generational practice with excellent reviews and an area following. 39 Years of Community Goodwill. Seller currently works 4 days a week with a hygienist coming in 2 days a week. Easy Dental Software, Intra Oral Camera, Digital Xray. PPO/Fee for Service. Collected \$741,516 in 2022.

**PLACENTA**

4 eq. ops. in a 1,008 sq. ft. efficiently designed suite. Busy retail, strip center that was remodeled last year. Excellent visibility on the corner of two highly traveled streets. 32 Years of Goodwill. Retiring seller with Associates that will stay on after the sale. Long-term staff. Rent is \$4,545 a month. 95% PPO and 5% Dential. Collected \$527,860 in 2022.

**POMONA**

4 eq. ops in a 1,315 sq. ft. suite located in a high exposure, busy, strip center. Rent is only \$2,857 per month. The suite was completely remodeled in 2021. Seller does not have the time to devote to this practice and would like to concentrate on his other locations. Completely Turn-Key practice that is ready to generate income.

**RANCHO CUCAMONGA**

4 eq. ops. in a spacious, streamline suite located in a single story, retail center on one of the busiest streets in Rancho Cucamonga close to area freeways and the airport. Associate working 2 days a week. Attracting 19 new patients per month. PPO/Dential Practice. Collected \$637,260 in 2022 with a Net of \$293,372.

**REDLANDS**

7 eq. ops. in a 2,500 sq. ft. suite located in a two story, professional building in downtown, close to the 10 freeway. 40+ Years of Community Goodwill and excellent online reviews. Retiring seller that is currently working 4.25 days a week and 7 days a week of hygiene. Long-term staff in place. Fee for Service/PPO practice. Collected \$962,589 in 2022 with a Net \$427,585.

**SHERMAN OAKS**

3 eq. ops. located in a bright, streamline, 900 sq. ft. suite with excellent visibility and exposure on one of the busiest streets in the area. Established as a Dental Practice for 50+ years. Suite was remodeled and upgraded in 2019. Rent is \$4,337 per month. Seller only works this location ~2 days/ week and is moving out of State. The practice currently has no marketing in place and has the potential to be open more days a week!

**TEMECULA**

4 eq. ops. & 1 plumbed not eq. op. in a 1,525 sq. ft., streamline, nicely designed suite. Large windows that offer beautiful views and plenty of natural sunlight. Excellent location with plenty of free, onsite parking and convenient to the 15 freeway. 14 Years of Community Goodwill. Rent is \$4,000/month. Seller currently works this location 2 days a week with 2 days a week of hygiene. The income stream is 75% Cash and 25% PPO. Collected \$503,295 in 2022.

**VISTA**

5 eq. ops. in a 1,655 sq. ft. suite located in a community established, Two-story building off the 78 Parkway. Rent is \$3,688 per month. Seller has merged the practice into another location. The nicely designed, streamline, turn-key suite offers 2 TPC Mirage chairs, 3 Dental EZ chairs, 3 Intra Oral cameras, 7 Dell Vostro towers, 4 Belmont X-rays, and more. The location is ready to start seeing patients! Leasehold Improvements and Equipment Only

**WEST COVINA**

7 eq. chairs in an open bay located in a spacious, bright, efficiently designed 1,880 sq. ft. suite. The corner suite is in a community established medical/dental building on a main thoroughfare with a large, private parking lot. Rent is \$4,840 per month. Established as a dental practice for 9 years. Successful Orthodontist has outgrown the space. The open bay is large enough to add dividers to make individual operatories. Great space for a GP or Pediatric Dentist. Leasehold Improvements and Equipment Only

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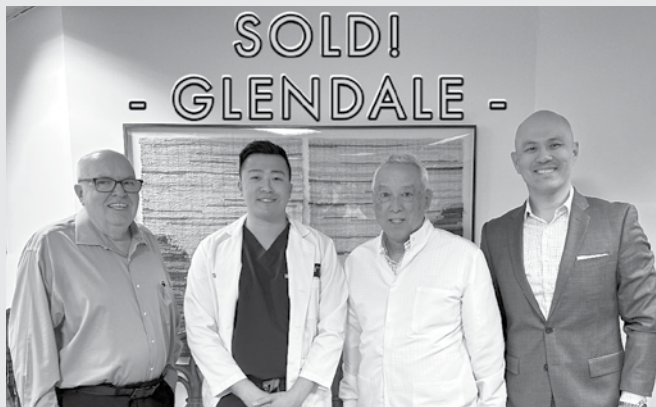


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**Priced to Sell! Elk Grove practice** with a great reputation, 4 fully equipped ops in a highly desirable medical building. Solid accounts receivable, over \$800k in annual collections and growing. Strong customer base. Contact Chris Barbour (#2135925) - [chris@omni-pg.com](mailto:chris@omni-pg.com), (916) 792-5038. (CAD124)

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- 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?

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## Featured Practices

### Beverly Hills - New New New

Great practice with 3 ops possible expansion, or you can  
Purchase the REAL ESTATE.

**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

**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.

**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

**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.

#### 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) operatorial dental facility located in downtown LEMOORE. Tons of parking. Perfect for all types of dentistry offerings. Ready to go.

**Lemoore:** Thriving practice located in downtown Lemoore. Available with or without real estate. Seller willing to work back. Eaglesoft.

**Lemoore:** Well maintained 1600 square foot modern dental practice located in historic downtown Lemoore. Located minutes from Hwy 198 and Hwy 41. Thoroughly updated throughout. Occupied by a busy long time long term dental tenant.

**REEDLEY:** Long standing well respected highly profitable four (4) operatorial 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.

**OAKHURST:** Beautiful Mountain Community four (4) operatorial dental practice. Sale includes real estate. Name brand equipment. Centrally located with high visibility.

**Fresno: Ortho** - Retiring Orthodontist in Fresno with great reputation. Approx 120 cases in process. Respected by local patients and referral sources. Will stay on to transition if necessary. First class office and building with 6 stations and 2 consult rooms. With DEXTA equipment. Sirona Pan Ceph. Includes REAL ESTATE.

**Kerman:** Four operatories. Open for 20 years. Multi specialty. Dentrux office fully digital in great location.

**Kerman:** Dental Office in prime location in Kerman, California. Kerman is a growing bedroom community 20 miles west of Fresno, California. This practice offers four nicely equipped operatories. Practice has been active in the community for over 20 years. Offers many services to the community. Great office for first time purchasers or established dentists wanting to add a profitable additional location.

**Turlock:** Well established high production office located in downtown Turlock. Eight (10) operatories. Sale includes a 3600 square foot building.

**Visalia:** Historic dental office located in downtown Visalia. Corner lot. 10 parking spaces with additional street parking. Ideal for all types of dentistry. This is real estate only, equipment and build-out sale. Well manicured property.

**Coming soon:** Visalia, Tulare, Porterville, Turlock, Modesto, Madera, NW Fresno San Diego

**Escondido with Real Estate:** Practice and Real Estate: 1425 sq ft Dental Practice with 6 Op's. Digital X-ray, PPO and Denti-Cal, practice and real estate

**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.

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**Palm Desert** - 2022 gross \$1 mil+! 8 operatories, 3,196 sq ft. Lots of new equipment! Selling doctor only working 24 hours a week. 3 hygiene days a week. Over 1,000 active patients. For Sale - \$800,000

**Rancho Cucamonga** - Grossing \$678k+ in 2021. 7 ops, 2,520 sq ft. One hygienist on staff 2 days a week. Located in a well connected area. Over 3,000 active patients. \$6,019/month includes CAM, NNN and Water. For Sale - \$600,000

**Ontario** - 4 ops + 1 x ray room. 1,114 square feet. Over 3,800 active patients. Strip mall location. 2022 gross \$694k+. Belmont chairs. For Sale - \$595,000

**San Bernardino** - 7 ops, 2170 sq. ft. Gross 2022 \$676k, net \$328k+. Doctor only working 3 days a week! 2 hygienist working 3 days a week with one Associate one day a week. For sale - \$550,000

**Downtown Santa Ana** - 4 ops, 1,616 square feet. Approximately 7,200 active patients. Rent only \$2,764/month, includes CAM & NNN. Grossing \$390k+ in 2022. Seller retiring with 26 years of goodwill. Located next to a large DSO that refers to this office. For Sale - \$350,000.

**Palm Desert** - 5 ops, 1,568 sq ft. Rent only \$2,206/month. All new equipment! Dentrix OS. Near a shopping center. 2022 gross \$399k+ For Sale - \$360,000.

**Pasadena** - 5 ops, 1,100 sq ft. 2022 gross \$235k+. Seller only working 2-3 days a week. Nearby a 7-11. Over 1,000 active patients. For Sale - \$170,000.

**Rancho Cucamonga** - Located in a shopping center. 4 ops/1,150 sq ft. Seller only working once a week, 8 months out of the year. Lots of BRAND NEW EQUIPMENT! For Sale - \$170,000

**Temecula** - Rent \$5,000/month, includes CAM & water. 4 ops, 1,236 sq ft. Open 3 days a week. 2022 gross \$203k+. Great income area. For Sale - \$170,000

**Los Angeles** - Equipment and leasehold only. 3 large ops, 800 sq ft. Rent only \$1,750/month. For Sale - \$140,000.

**Inland Empire** - Equipment & leasehold only. 3 ops, 900, square feet. Rent only \$1,872/month, includes water. Located in a strip mall. Practice Web software. For Sale - \$120,000

**Downey** - 2 equipped ops, 2 plumbed ops. 1,200 square feet. Strip mall location with great visibility & heavy foot traffic. Seller retiring with 23 years of goodwill. Belmont OS & chairs. Near McDonald's. For Sale - \$120,000

**La Verne** - Equipment & leasehold only. Shopping Strip Location near a McDonalds. 4 ops, 950 sq ft. Fully digital office. Rent only \$2,539/month, includes CAM. Seller highly motivated to sell. Asking \$75,000.

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**Tustin office** for sale. Retiring dentist. Shopping center location. 1200sq. Great visibility. Long established. 949 4668228

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**General Dentist** Wanted - P/T min. 5 years of experience with good communication with patients and other skills of general dentistry. Must be motivated in Practice growth. Please email exceldentalcare@sbcglobal.net or Call direct at 818-335-8080



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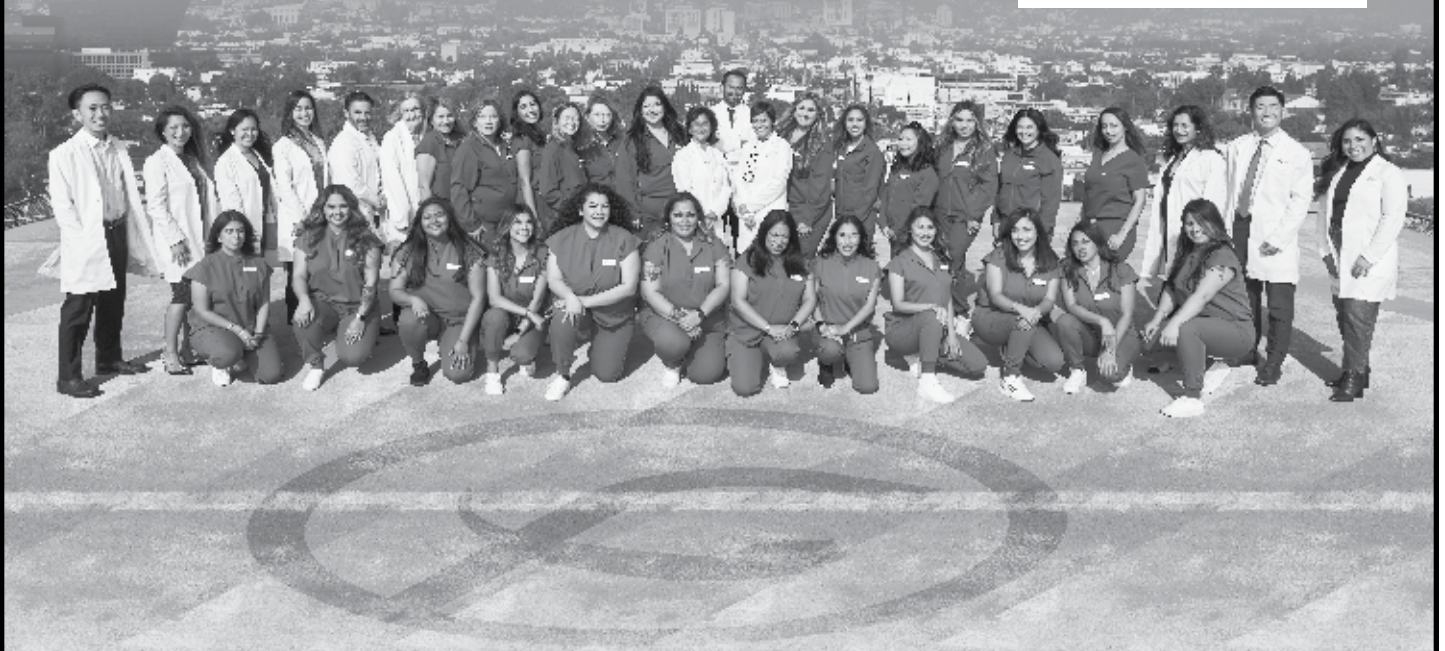
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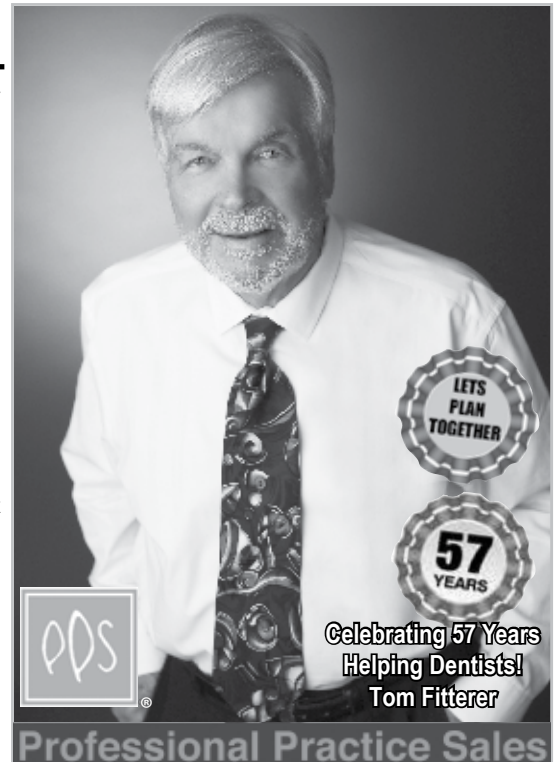
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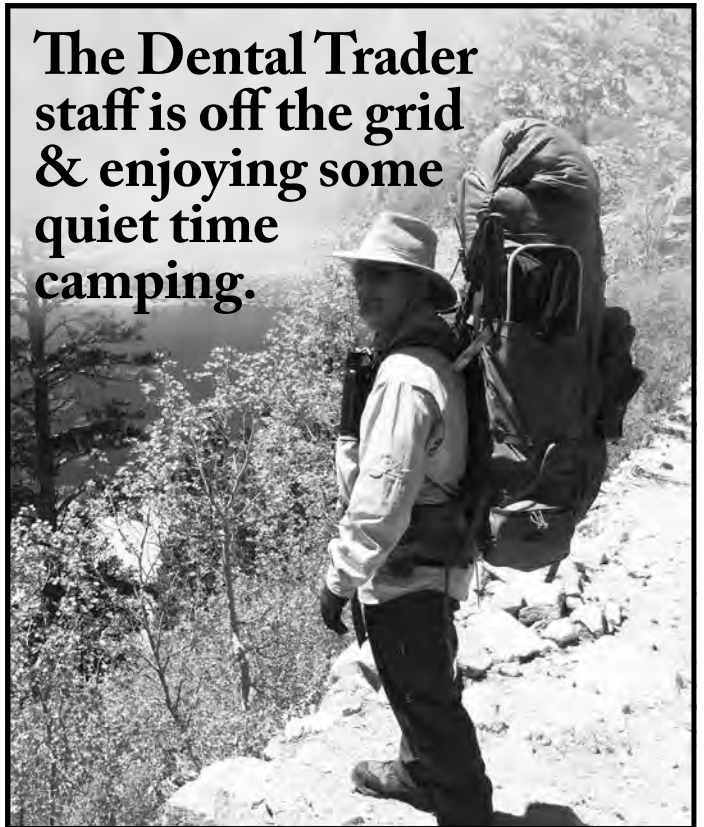
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