

THE Dental Trader

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So. Calif. Edition

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Redlands practice established 30 yrs DDS ready to retire 3 ops. Bank financing avail. 909-792-9217

General Dentist associate wanted for a general dental office in Los Angeles CA min 2 years of experience # (562)552-2968

Laguna Hills: Office for sublease, 6 Ops, Digital x-ray & CT Scan, Avail 1-6 days/wk, (949)292-5027

Dental assistant bilingual full-time Cudahy, Bell Rikdds@gmail.com text 562-525-7025

Rdh / Da / dds needed in laguna Niguel office . Please contact: 714)251-8718 JT

Hiring GP, in Laguna hills DMV location. 1-2 days a week, please text 949-424-5411.

General dentist needed for a part time position at a private dental office.(909)899-8757

Ritter dental chair good condition 2 available \$1000 each. Send best offer 323.491.4662

Arcadia Office for sale. Dentist working 1 day a week. Collection \$100k/yr. 562-228-6330 text/call

Calabasas: 6 Exam rooms General Dentist bay close to woodland hills (DRE01993607) (818)522-9123

Medit 1700W (wireless) for sale. ~260days warranty remaining. Like new. Asking \$12,500. Call/Text at 909-654-2757



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FRESNO COUNTY

Room for Your Fresno County Practice Listing.

KERN COUNTY

BAKERSFIELD #29 – (4) op computerized G.P./ (3) ops eqt'd (4th) plumbed. Cash/PPO/HMO/Denti-Cal Pt Base. Monthly Cap Ck. approx. \$3.5K. Digital X-Rays. Gross Collect. \$500K+. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **[SOLD]**

BAKERSFIELD #30 – (4) op comput. G.P. that practices full body health. Located on the highly desirable southwest side of Bakersfield, in a shop ctr. store front, on a main thoroughfare, w exposure/visibility/signage & parking. Boutique built out facilities & furnishings. (4) ops of newer equipt. w digital x-rays, Dentrix software, & Denta Max digital system. Cash/Ins/PPO pt. base. No HMO & No Denti-Cal. Annual Gross Collections \$525K to \$550K on an easy (3) day week. Seasoned staff and (20+) years of Goodwill. Refers out all Endo, O.S, Perio, Ortho, and Peds. 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. **[SOLD]**

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

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]**

ENCINO TURNKEY – (5) Op Fully Equipped Turnkey Dental Office (no pts.). Located in an upscale well known Professional Building on a main thoroughfare with easy freeway access. Great for a new start, satellite office or to upgrade your existing office. Priced to sell! **[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.

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

SILVERLAKE AREA (L.A.) – (3) op computerized G.P. located in a strip center in the trendy Silverlake area of Los Angeles. Newer equipment in ops, new compressor, new vacuum, new sterilizer, & Dentrix software. Annual Gross Collections of \$865K+ on a (4) day week. Low overhead/high net office. Net to an owner/operator before loan payment > 51%. Averaging (66) new pts/mos. Associate run office. (30) years of Goodwill. Patients: Cash/PPO and small amount of Denti-Cal. Refers out diff Endo & O.S., Ortho, Peds, Perio, & Implant Placement. Growth opportunity by keeping specialty work in house & working a 5th day. Could easily do \$1 Million+/yr. Excellent advertising campaign in place. Seller to concentrate on his main practice & have a life. **[PENDING]**

VAN NUYS PRACTICE & BLDG. – This one story, 2,500 sq ft prof. bldg. & pract. are located in a major redevelopment & revitalization area, on a main thoroughfare, w exposure/visibility/signage & rear off street parking. The practice has (7) ops/(5) eqt'd w newer eqt'd & was remodeled in 2015. It uses Easy Dental s/w & is digital. Annual Gross Collect of \$400K+ on (3) days/wk. Projecting \$500K+ in 2023. Cash/PPO pts. (3) days of hygiene/wk. (34) years of goodwill. Seller refers out implant placement, O.S., Diff Endo, Perio, & Ortho. Huge upside with more days, keeping the specialty work in house & advertising. Seller willing to transition &/or work back.

WOODLAND HILLS ORTHO/PEDO – (4) op Ortho/Peds 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, Peds, and/or Mentor. **[PENDING]**

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, Bakersfield, Brea, Burbank, Canoga Park, Carson, Fallbrook, Garden Grove, Downey, La Habra, Mission Hills, Northridge, No. Hollywood, Orange, Palm Desert, Reseda, San Fernando, Santa Ana, Sylmar, Tarzana, Tustin, West Hills, Whittier and Woodland Hills. In addition, we conduct customized space and building searches. **[NEW]**

ORANGE COUNTY

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

MADERA COUNTY

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 (IN 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. **[SOLD]**

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 Dental. 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]**

UPCOMING PRACTICES FOR SALE

Carlsbad, Carson, 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., Whittier & Yorba Linda

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Dental Assistant needed full time Los Angeles Must speak Spanish. with experience 562)552-2968

WANTED: Moreno Valley Dental Office Wanted. Existing office or leasehold. (310)739-4091

Practice Sale. Lake Forest 3ops. 1500sqft. Low overhead. Email: lakeforestdental105@gmail.com

Gendex GX-770 for sale, in good working order. doc@ingersoldds.com

Culver City dental office for sale, 5 rooms. any questions please call (626)825-4406 or email. sofiao.aig@gmail.com

Oral and Maxillofacial surgeon needed in Bakersfield. Pay is 50% of services rendered. bigsmiles.kmo@gmail.com

Pediatric Dentist needed in Oceanside for 2 days a month or more. Email your resume to info@WCCDF.org

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GLENDAL 4 ops, 1,100 sq. ft. Excellent visibility, signage, and free parking. Greg Beamer 909-542-4891

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Dental 3D Printer: DentaFab Printer w/ finish kit, almost new, including wash & curing. (949)584-0420

Laguna Hills: Office for sublease, 6 Ops, Digital x-ray & CT Scan, Avail 1-6 days/wk, (949)292-5027

Fotona lightwalker hard soft tissue laser with 5 handpieces available. excellent condition \$45000/OBO. 805-208-1502

Retiring Seller, Dental practice for sale in La Quinta, CA 92253. 6 eq. op., 1 not eq. laquintadentalpractice@gmail.com

Hiring GP, Pedro, Ortho, San Gabriel, high salary plus bonus. 626-946-9588

Dental Associate Transitioning to Ownership Private GP Office in South OC. Email resume to ashoredentalcare@gmail.com

ORAL SURGEON - Bring everything to your office w/ assistant. 213-437-3955

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Avvo Review #138

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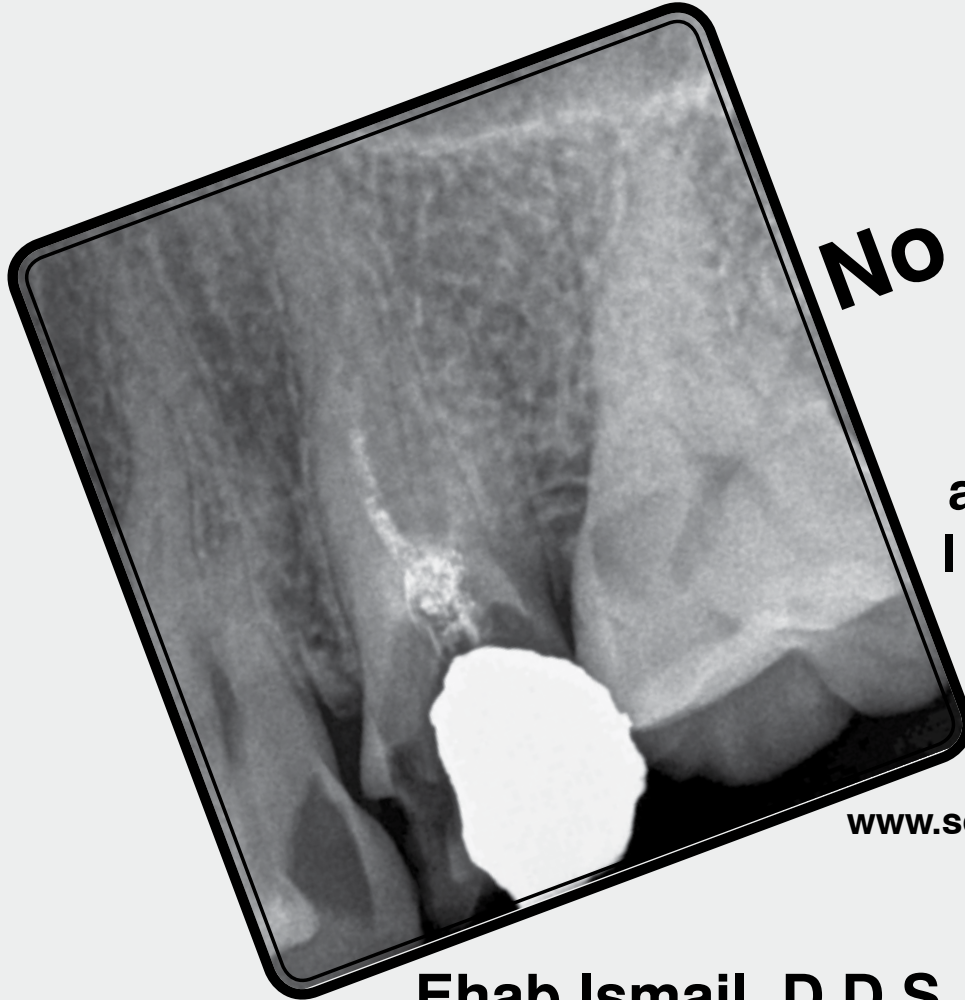
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Santa Ana Dental Office 4Sale: Retired GP 29yrs Goodwill 5 equipped ops 3Xrays \$99k obo cash only call (714) 204-7740

GP office 45 years closed. Assorted instruments and supplies need a new home. 661 803 6790

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Los Angeles County

Diamond Bar: Collections ~ \$849K

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

East Los Angeles: New Listing!

- Strip mall off freeway junction 710 & 60.
- Collects ~ \$20K/month or ~ \$240K/yr
- Office opens ~ 6 days/month.
- East LA is residence to a large Spanish speaking population.
- 3 ep.ops. Fair rent.

Panorama City:

- Grossed ~ \$365K on 2 days/wk
- ~ 55% FFS/PPO & ~45% Denti-Cal
- Lots of outside referrals.
- 4 eq.ops. ~ 1,200 sq.ft. Fair Rent.

Van Nuys:

- High production part time practice.
- Collects ~ \$600K on 3.5 days/wk.
- ~50% FFS/PPO & ~ 50% Denti-Cal.
- Strip mall. 3 eq.ops.
- Easy patient flow. 10-15 pts/day.

Whittier:

- Stable practice & consistent income.
- 2023 Projections ~ \$520K.
- Mostly PPO/FFS. 3 ep.ops.
- Seller semi-retires. Lots of outside referrals.
- Equipment includes iTero 5D

Ventura County

Ventura - Collections ~ \$780 - 800K.

- Mixed of insurances - mostly PPO.
- Turn key dental practice.
- Corner lot. Front street location.
- Across from large shopping plazas.
- High tech and beautiful practice.
- 5 ops. ~ 2,388 sq.ft. Reasonable Rent.

Upcoming Practices:

Palmdale : GP Practice

North Hollywood: Starter Practice

Anaheim: Starter Practice & Real Estate

Dental Practice Wanted

We have buyers looking for practices in:

Northern CA - Bay Area

LA County: LA, Inglewood, San Fernando Valley, Santa Monica, Covina and etc...

Orange County: Upland, Irvine, Santa Ana, Yorba Linda and etc...

Orange County

Garden Grove: Collections ~ \$380K

- Large shopping plaza at the corner of Garden Grove & Westminster.
- Mixed insurances: ~30% PPO, ~30% Denti-Cal, ~20% HMO/Cap, ~20% Others.
- 3 eq.ops. Equipment includes CT Scan.

Newport Beach: Grosses \$500 - \$550K

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

Orange: Equipment and Leasehold.

- In large shopping plaza in Orange.
- 3 eq.ops. Rent ~ \$5,700/month.

Santa Ana: New Listing!

- Within walking distance from South Coast Plaza and other large shopping centers.
- Grosses ~ \$170 - 180K/year.
- Seller Retires. Part time practice.
- 3 eq. ops. + 1 plumbed.
- First floor - prominent professional suite.

Westminster - Collections ~ \$773K

- Located in a large shopping plaza in Westminster, close to Fountain Valley.
- Mostly PPO/Denti-Cal.
- 4 eq.ops. ~1,200 sq.ft.

Central California

Fresno - Collections ~ \$300-350K

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

Riverside County:

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.

Northern California

Daly City - Collections ~ \$300K

- Seller retires. Mostly PPO/Cash
- Part time practice. Low overhead.
- 4 equipped ops. Reasonable rent
- Single standing bldg. on main street.

Fremont - Grosses ~ \$645K

- Large retail ctr. - close to Fremont Hub.
- 4 equipped ops. Fair rent value.
- ~ 50% Denti-Cal; ~50% Cash/others
- Runs with 1 Doctor + 3 staff

Northern California

Milpitas - New Listing!

- Office collects ~ \$490 - \$500K.
- Office has 25+ yrs of goodwill & stable collection numbers.
- Mostly PPO/Cash. No Denti-Cal.
- Strip mall: 3 eq. ops + 1 plumbed.
- Multi-specialty practice.

Sacramento - Reduced Pricing!

- Asking (\$150K) \$120K!
- Collections ~ \$195K-215K/yr
- Between Highway 99 & Freeway 5
- Shopping Plaza. 2 eq.ops + 1 plumbed
- ~85% Denti-Cal & 15% FFS/PPO.

San Jose: Practice & Real Estate

- Collections ~ \$800K
- ~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 - open air & prominent professional suite within walking distance from strip malls.

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

Asking \$880K for Practice & RE

- Office Collections ~ \$865K.
- High profit margin.
- Doctor retires & selling practice with 15+ yrs goodwill. 3 eq. ops.
- ~60% Denti-Cal, ~40% PPO/others.
- Single standing bldg. w/parking lot.

Sunnyvale: Practice & Real Estate

- Collections ~\$900K - \$950K
- Stable & consistent income.
- Office accepts PPO/Cap/HMO & others.
- 2 - 3 doctor days/wk
- Prominent professional suite.
- 4 eq. ops. ~1,200 sq.ft.
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FOR SALE IN YORBA LINDA - GP w/ 5 eq. ops. in a one-story 2,500 sq. ft. suite. Grossed \$397K for 2022. Contact California Practice Sales at 714-639-2775.

BAKERSFIELD GP FOR SALE - 4 Ops, 19 Yrs. Goodwill, Medical Office Building, Large Consult Room, Digital. GR \$500K. HSDPT - Steve Caudill 951-314-5542 #CA3569 <https://dentalpracticetransitions.henryschein.com/listing/ca3569/>

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#1172 North San Diego County Inland: 1600 sq ft & 5 ops with elegant appointments. FFS/PPO -- Seller retiring. Located in Strip Mall with great visibility. 2021 Revenues \$629K/30.6% profit. Asking \$450,000.00. Contact info@wppps.com for more details.

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Featured Practices for Sale

(call me to discuss those opportunities not advertised due to seller wishes)

LA MIRADA: Location, Location, LOCATION. Retiree 30+ yrs Goodwill. 1st Floor Location with Sign. 5 modern ops; paperless Large Patient Base with 4 days of Hygiene/wk. Revenues of \$1.3m on 4 days per week with no promotion. Bread and butter dentistry only. Add management and watch the \$\$\$ skyrocket.

RIALTO: Located near busy intersection, this 1st floor location practice with sign. Modern with over 15 years goodwill. 4 ops plus room to expand. Operates as absentee ownership with Seller working 2 days per month. Easy transition. Quick sale anticipated.

LAKEWOOD: EXPOSURE facility + modern, paperless, digital office with CEREC and hundreds of thousands spent on equipment and TIs. 7 ops facility with room. Revenues of \$800k on PT schedule and no promotion. **Revenues will explode!!**

WHITTIER: Practice and Real Estate Available!!! Multi-specialty practice opportunity. Practice revenues of \$800k ++ on PT sched with zero promotion. Modern office with CBCT. 5 large ops plus room for more. Free-standing single-user building with xtra large parking lot and HUGE sign. **This one has it ALL!**

LAGUNA HILLS: Beautiful Office in very pleasant shopping center. Owner works 3 days/week. With revenues of \$450k annually No promotion or advertising. **Ideal starter practice.**

MISSION VIEJO: Super visible. Large Exterior Sign. Very modern facility. Revenues of \$850K on PT schedule. 5 modern ops; **Will sell quickly.**

MORENO VALLEY: Retiree doing bread and butter dentistry with very stable revenues of \$750k annually on PT schedule. Shopping center location. This office needs worker dentist to do some promotion, open more hours and watch revenues jump !!

SHERMAN OAKS: Rare S.O. practice with visibility, signage, free parking and reasonable rent (unheard of). Over 30 yrs goodwill. Large Patient Base with 4 days of Hygiene. Revenues of \$1.1m on 4 days per week with no promotion. CEREC, scanner, CBCT, this one has it all.

THOUSAND OAKS: Retiree 30+ yrs Goodwill doing bread-n-butter dentistry. 4 days of Hygiene/wk. Revenues of \$450k on 3 days per week with no promotion.

BUENA PARK & PLAYA DEL REY (similar description): Merger opportunity with retiree that has no lease. Tremendous purchase opportunity if own a practice nearby. Stable revenues over \$350k

DIAMOND BAR: Modern office; exposure; Retiree with 25 years goodwill

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

TARZANA & ARROYO GRANDE: Revenues of \$725k on PT schedule

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Prime Dental Practices for Sale

Location	Asking Price	Summary Info
Central San Diego	\$1,200,000	Unrivaled unique potential barely being tapped! Grossing \$1.7 mil, netting \$700,000. A business minded operator's dream. Awesome marketing system in place.
Kearny Mesa	\$479,000	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.
Coastal San Diego	\$899,000	4 ops. Stand alone dental building on corner lot in the premier San Diego Coastal community. Real Estate is also for sale. Majority of specialty work being referred out. Dream clientele, dream location, dream practice.
San Diego Inland	\$475,000	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.
Temecula	\$424,000	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!
North County Inland GP	\$725,000	5 ops, 1 million+ collections, located in popular shopping plaza with plenty of parking, most all specialty work being referred out, plenty of room for growth with a longterm loyal staff.
San Diego ORTHO	\$449,000	Seller needs to relocate to another state. practice is located in highly visible shopping center with large anchor stores adjacent. CT scan is new, great opportunity to take over for an older doctor and take this practice to the next level.
San Diego GP	\$1,099,000	6 ops, over 700k in collections, opportunity to purchase the real estate, seller needs to retire due to health, strong hygiene program in place, longterm loyal staff waiting for the next doctor to come grow the practice.

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Dentist: Part-time in Tustin; gentle/friendly; no endo/os; hygiene & general dentistry: tustindental@gmail.com

OC PEDO 7 ops, 1,750 sq. ft., 23+ Yrs Godswill, Retiring seller, Projecting \$1M+ for 2023. Greg Beamer 909-542-4891

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West LA Pedo grossing 1.4 Includes 400K from Brd Orthodontist. Pedo will work back, does not want management, will keep 1/3 interest or sign long term contract, needs to relocate all Tom Fitterer 714 345 9659

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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, Santa Clarita, and Sherman Oaks.

SANTA CLARITA GENERAL PRACTICE FOR SALE: This practice is located in a large shopping center and is run by associates. The seller is in the office one morning per week to do case presentations only. The practice collected \$1,130,000 last year and is on track to collect \$1.2M this year. Net income last year was \$310,000 for a working owner and is projected to be closer to \$400,000 this year. The practice refers all endo, oral surgery, perio surgery and ortho. There are 7-8 days of hygiene per week and 4 days of associate coverage. The office has 5 equipped operatories with a CT scanner, digital x-rays and full computerization. The practice does no advertising, but gets an average of 33 new patients per month. Asking \$925,000.

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 Dentrix 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. - SOLD

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 ceph. 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. - PENDING

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.

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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Corporate dentistry does have its drawbacks. First, like a couple of specialists working for one of the largest corporate offices recently discovered, you can find your contract cut by 20% or eliminated completely putting you back on the street looking for a job. Second, you have no job security. The aging practitioner is easily replaced by the younger, faster and, most importantly, cheaper dentist. Third, you have no equity. No accumulated asset value. Fourth, these corporate entities have a history of blowing up and going broke putting everyone out of work overnight. Fifth, most corporate dental offices are located in areas where other dentists don't want to practice, which is why you see clusters of corporate practices near each other. While the sale of a dental practice will not fund anyone's retirement, it is a nice chunk of change at the end of one's working life as a reward, if you will, for having built a successful practice.

Salaried, corporate positions may sound appealing, but before you give up on private practice weigh the pros and cons thoroughly.

For added insight, call Kurt Skarin with Lee Skarin and Associates.



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Practice 1,156 Sq. Ft. Suite/
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2022 Revenues \$523,487

2022 41.04% True Net Profit

Asking **\$440,000**

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Beautiful FFS/PPO

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2600 Sq. Ft. / 6 Ops

Last 12 Mo. Rev. \$853,933

Asking **\$720,000**

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East Los Angeles County

Legacy Dental Office

FFS/PPO/HMO/Dentical

6 ops, 2375 Sq ft

Seller Retiring

2022 Revenues \$895k

Single-Story Building for Sale

Asking **\$695,000** for

Practice/ **\$1,250,000** for R/E

#1172

North San Diego County Inland

1600 sq ft & 5 ops with
elegant appointments

FFS/PPO--Seller retiring

Located in Strip Mall with

great visibility

2021 Revenues \$629K /

30.6% profit

Asking **\$450,000.00**

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NEW! SANTA BARBARA | \$1,256,000 | 5 ops | #10148 Highly successful General Practice in Santa Barbara, CA, with 60 years of goodwill and a prime location. This practice stands out w/ a strong patient base, modern tech., and a seller-owned building, offering stability & growth potential. Darren (805) 878-0633

NEW! TRACY | \$1,495,000 | 10 ops | #10149 Two highly reputable and profitable dental practices both following a fee-for-service model. The facility, boasting 10 ops, modern amenities, and a dedicated staff, is centrally located in a thriving community. Consistently collects nearly \$2M annually! Nelson (510) 501-1959

NEW! ANAHEIM HILLS FAST-START | \$650,000 | 9 ops | #10147 Multi-Specialty Practice featuring a luxurious 3,798 sq. ft. facility designed in collaboration with luxury builder Gregg Roseen. With associate-run schedules in general, orthodontics, and pediatrics, it offers a unique opportunity for expansion. Ken (805) 338-5850

NEW! SALINAS | \$300,000 | 5+ ops | #10150 Successful 25-year-old fee-for-service General Practice located in a popular shopping center with convenient access and ample parking. It is situated in a growing, family-oriented community that offers a safe and affordable lifestyle while being close to major cities, making it an attractive opportunity for both staff and patients. Scott (650) 374-9383

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Lawndale | \$850,000 | 8 ops | Turnkey leasehold with charts!
Incredible 'dental mansion'. Eddie (310) 595-0203

Los Angeles | \$385,000 | 15 ops (4 plumbed) | #10127 Very scalable and rapidly growing start-up. Ken (805) 338-5850

SOLD GARDEN GROVE | \$620,000 BY TIM MILLER

Ladera Ranch | \$365,000 | 7 ops | #10131 Elegant upgrades in bustling commercial area. Tim (714) 272-8404

Chula Vista | \$835,000 | 5+ ops | #10118 Lucrative, 25-year established, primarily Denti-Cal. Tim (714) 272-8404

San Diego Ortho | \$284,000 | 4+ops #10125 TOP RATED boutique in affluent neighborhood. Tim (714) 272-8404

Northridge | \$2,995,000 | 11 ops | #10117 Scalable, high-volume state-of-the-art Multi-Specialty. Ken (805) 338-5850

SOLD TARZANA | \$765,500 BY AL GALVIS

IN ESCROW! Anaheim Fast-Start | \$195,000 +\$495,000 RE | 6 ops | #10092 Hundreds of patients! Tim (714) 272-8404

SOLD LOS ANGELES | \$379,000 BY KEN SKEATE

SOLD LA JOLLA | \$649,000 BY TIM MILLER

IN ESCROW! Lakewood | \$180,000 | 5 ops | #10141 5 eq. ops + 2 plumbed on busy corner. Ken (805) 338-5850

IN ESCROW! Covina | \$863,700 | 3 ops | #10144 FFS Boutique Perio Practice. \$1.2M in annual revenue. Al (818) 298-9770

IN ESCROW! Lancaster | \$380,000 | 7 ops | #10111 Thriving high-tech GP just 60 miles from LA! Al (818) 298-9770

Rancho Cucamonga Pediatric | \$1,085,000 | 9 ops | #10113 Scalable practice, state-of-the-art facility. Ken (805) 338-5850

NEW! Fallbrook Leasehold | \$60,000 | 4 ops | #10134 Designed by Jim Pride, DDS, great location! Eddie (310) 595-0203

NEW! Los Angeles Turnkey | \$69,000 | 3 ops | # Boutique dental office across from Cedar Sinai! Eddie (310) 595-0203

NEW! Encino | \$0 to take over lease! | 6 ops | #10080 Located on Balboa Blvd with an assignable lease! Ken (805) 338-5850



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Tim Miller
DRE# 02107070
(714) 272-8408



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(805) 338-5850



LA COUNTY
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(818) 298-9770



LA COUNTY
Eddie Delshad, DDS
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SOLD SIMI VALLEY | \$399,000 BY KEN SKEATE

Chino Hills | \$149,880 | 3+ ops | #10066 FAST-START/MERGER in a magnificent newly built-out space! Ken (805) 338-5850

SOLD WEST HOLLYWOOD | \$800,000 BY KEN SKEATE

Beverly Hills | \$549,000 | 4 ops | #10100 PREMIER building. Patients happily travel hours to visit! Eddie (310) 595-0203

SOLD ENCINO | \$349,000 BY EDDIE DELSHAD DDS

Santa Monica Fast-Start | \$500,000 | 5 ops | #10101 100% FFS high-end office on Santa Monica Blvd. Eddie (310) 595-020

SOLD Culver City | \$126,000 BY EDDIE DELSHAD DDS

SOLD SANTA MONICA | \$702,000 BY AL GALVIS

La Quinta Fast-Start | \$170,000 | 4 ops | #10093 Phenomenal location, and great jump start opp! Tim (714) 272-8404

SOLD LOS ANGELES | \$265,000 BY KEN SKEATE

SOLD LOS ANGELES | \$145,000 BY KEN SKEATE

SOLD OXNARD | \$395,000 BY KEN SKEATE

Agoura Hills \$150,000 Fast Start -or- \$210,000 with patients | 4+ ops | #05906 High-end and modern! Ken (805) 338-5850

SOLD GLENDALE | \$175,000 BY AL GALVIS

Mar Vista Live/Work | \$295,000 | 4 ops | #10114 Paperless GP in great location with private parking. Ken (805) 338-5850.

SOLD WEST HOLLYWOOD | \$335,000 BY EDDIE DELSHAD DDS

SOLD THOUSAND OAKS | \$459,000 BY KEN SKEATE

Palm Springs | \$240,000 | 4+ ops | #09904 Set up for all phases of dentistry w/room to grow. Tim (714) 272-8404

Larchmont Fast-Start | \$185,000 | 4+ ops | #10102 Beautiful office with prestigious address! Eddie (310) 595-0203

SOLD CHATSWORTH | \$269,900 BY AL GALVIS

VENTURA & SANTA BARBARA

SOLD by Darren Hulstine: Santa Maria Ortho | \$470,000

Santa Maria | \$647,000 | 4 ops | #10124 Boutique, spa-like amenities with relaxed schedule! Darren (805) 878-0633

SOLD! SANTA MARIA | \$765,000 BY DARREN HULSTINE

SOLD OJAI | \$375,000 BY KEN SKEATE

SOLD SANTA MARIA | \$1,135,000 BY DARREN HULSTINE

Santa Barbara County | \$439,000 | 3 ops | #10004 Medical building off 101, 1/2 mile from beach. Darren (805) 878-0633

SOLD SANTA BARBARA | \$3,555,000 BY DARREN HULSTINE

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 (925) 382-9525

Santa Maria | \$180,000 | 3 ops | #09938 Stay and practice here, or merge with your local office. Darren (805) 878-0633

IN ESCROW! Oxnard | \$195,000 + \$950,000 RE | 5 ops | #10139 High foot traffic, state-of-the-art. Ken (805) 338-5850

CENTRAL VALLEY, SACRAMENTO, & NORTHERN CALIFORNIA

Dinuba + RE | \$450,000 + \$420,000 | 5 ops | #10120
 Profitable GP w/ sig. growth potential! José (925) 382-9525

Fresno + RE | \$325,000 + \$265,000 | 4 ops | #10121 Well-est. GP in busy location near hwy's. José (925) 382-9525

Sanger + RE | \$320,000 + \$150,000 | 3 ops | #10122 Modest GP, charming setting, \$500K+ in rev. José (925) 382-9525

NEW! Ukiah | \$360,000 | 4 ops | #10135 Paperless, Panorex, X-rays, modern buildout. José (925) 382-9525

NEW! Hanford | \$290,000 + \$410,000 RE | 4 ops | #10145
 40+ yrs goodwill, impeccable building! José (925) 382-9525

SOLD BAKERSFIELD | \$1,202,000 BY JOSÉ VIRUETTA

SOLD BAKERSFIELD | \$995,000 BY JOSÉ VIRUETTA

Fresno + Real Estate | \$280,000 + \$849,000 | 5 ops | #10017
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Tulare County Fast-Start + Real Estate | \$300,000 + \$566,000 | 3 ops | #09916 Well-located near City Hall. José (925) 382-9525

SOLD VISALIA | \$1,836,525 BY JOSÉ VIRUETTA

SOLD MODESTO | \$535,000 BY NELSON REYNOLDS

Porterville | \$300,000 | 6 ops | #10067 Popular shopping plaza, many quick oppty's for serious growth! José (925) 382-9525

Jackson + Real Estate | \$275,000 + \$667,000 | 5 ops | #10075
 Quintessential small-town America! Nelson (510) 501-1959

SOLD DELANO | \$1,200,000 BY JOSÉ VIRUETTA

SOLD VISALIA | \$1,050,000 BY JOSÉ VIRUETTA

Bakersfield Prosthodontic | \$320,000 | 4+ ops | #10107 Thriving FFS Practice w/ unique enormous potential! José (925) 382-9525

SOLD CLOVIS | \$779,000 BY JOSÉ VIRUETTA

Sebastopol | \$245,000 | 4 ops | #10023 71 yrs goodwill, paperless & state-of-the-art tech. in an ideal location. Nelson (510) 501-1959

IN ESCROW! Bakersfield + RE | \$650,000 + \$800,000 | 6 ops | #10119 Established GP near downtown! José (925) 382-9525

IN ESCROW! Fresno | \$325,000 | 5+ops | #10110 2,000+ patients, near FWY w/ Room to expand. José (925) 382-9525

BAY AREA, SAN LUIS OBISPO & MONTEREY COUNTY

San Luis Obispo Dental/Medical | For Sale -OR- For Lease | \$2,550,000 / \$30.25/SF | 11 ops | #10136 Darren (805) 878-0633

San Luis Obispo | \$419,000 | 3 ops | #10138 Modern GP in coveted downtown spot! Darren (805) 878-0633

Santa Cruz Perio + Real Estate | \$340,000 + \$800,000 | 4 ops | #10072 Phenomenally profitable! Scott (650) 374-9383

Central Coast | \$125,000 | 3 ops | #02910 100% FFS, relaxed schedule, busy shopping center. Darren (805) 878-0633

Watsonville + Real Estate | \$100,000 + \$495,000 | 4 ops | #10073 Tons of room for growth! Scott (650) 374-9383

SOLD PLEASANT HILL | \$550,000 BY JOSÉ VIRUETTA

SOLD SAN JOSE | \$1,700,000 BY SCOTT TAYLOR

SOLD HAYWARD | \$150,000 BY JOSÉ VIRUETTA

SOLD MONTEREY | \$1,350,000 BY SCOTT TAYLOR

SOLD NEWARK | \$395,000 BY NELSON REYNOLDS

Carmel | \$790,000 | 6 ops | #10140 40+ years goodwill & over \$1M in collections annually. Scott (650) 374-9383

SOLD ANTIOCH | \$550,000 BY SCOTT TAYLOR

Santa Cruz | \$499,000 | 4 ops | #10065 Built to impress! 5-star reviews & steps from bay. Call Scott (650) 374-9383

SOLD OAKLAND | \$399,000 BY SCOTT TAYLOR

IN ESCROW! San Francisco | \$440,000 | 4 ops | #10091 One-of-a-kind boutique office. Nelson (510) 501-1959

Santa Cruz | \$845,000 | 5 ops | #10142 FFS, Cutting-edge tech, steady stream of new patients. Scott (650) 374-9383

San Francisco | \$519,000 | 3+ ops | #10143 Lucrative GP on track to far exceed 2022, Call Nelson (510) 501-1959


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FOR SALE IN SAN DIEGO – GP w/ 10 eq. ops, 3 in open bay & 3 plmb not eq. Collected approx. \$329K for 2022. Contact California Practice Sales at 714-639-2775.

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HUNTINGTON BEACH – The well-established practice is located in a two-story building on the first floor. The 2,340 sq. ft. suite is equipped with 7 operatories and 1 plumbed/ not equipped. The seller has another location in San Clemente that they would like to put their focus more on. The practice is averaging \$80K a month on 10 working days. The doctor works 2 days a week and 2 Mondays a month and approximately sees 20-25 patients a day and 13-15 new patients a month. With 1 hygienist, the office has 2 days of hygiene and sees about 6-8 patients a day. With the office being on Beach Blvd and it having a lot of traffic flow passing by every day the practice has great visibility and signage! About 3 miles away from the beach! **Grossed \$1.04M for 2022 & a Buyer's Net of \$258K.** Please contact your CPS Broker for more details. **Property ID #5459.**

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 \$305K for 2022. Property ID #5356.**

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 operatories. 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 \$520K for 2022 & Projecting \$740K for 2023.** Please contact your CPS Broker for more details. **Property ID #5393.**

GLENDALE – Well-established practice with 39+ years of goodwill. The 1,050 sq. ft. practice is located in a two-story medical building on the first floor. Is equipped with 4 operatories and Easy Dental software. The seller sees about 8-10 patients a day and 30-34 new patients a month while working 3 days a week and every other Monday. The 1 hygienist in the office works every other Monday & every Wednesday and sees approximately 12-14 patients a day. North Glendale with residential surrounding areas and public schools. Great rent for the area. Does not want to transfer the Yelp reviews to the new buyer. Will transfer the website but not Yelp. **Grossed \$583K for 2022 & Projecting \$706K for 2023. Buyer's Net of \$235K.** Please contact your CPS Broker for more details. **Property ID #5446.**

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- 3,003 sq. ft suite
- Eq w/ 8 ops & 2 plmb
- Collected \$591K for 2022
- In a one-story shopping center
- 44-49 new patients a month
- Newly Remodeled

Property ID #5441

San Diego

- 4,032 sq. ft. suite
- Eq. w/ 10 ops & 2 plmb
- Collected \$490K for 2022
- In a one-story shopping center
- Great signage w/ much traffic passing
- Newly Remodeled

Property ID #5442

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LOS ANGELES COUNTY LISTINGS

COMPTON – The seller is the building owner, and the Buyer will obtain a new Rare Gross lease. The Office Manager/RDA is willing to stay on for a transitional period. And the Seller would donate his time for 1-3 months to introduce patients to the new Buyer. All of the lab work is going out, none is done in-house. 900 SF next door available for expansion. The 1,800 sq. ft. office is located in a single-story strip mall and is equipped with 3 operatories and 5 plumbed not equipped ops. The retiring seller works 3 days a week and sees approximately 15-20 patients a day and 34-38 new patients a month. The practice has great street visibility with lots of traffic flow and it's near residential areas. **Grossed \$333K for 2022.** Please contact your CPS Broker for more details. **Property ID #5450.**

GLENDALE – Well-established practice with 39+ years of goodwill. The 1,050 sq. ft. practice is located in a two-story medical building on the first floor. Is equipped with 4 operatories and Easy Dental software. The seller sees about 8-10 patients a day and 30-34 new patients a month while working 3 days a week and every other Monday. The 1 hygienist in the office works every other Monday & every Wednesday and sees approximately 12-14 patients a day. North Glendale with residential surrounding areas and public schools. Great rent for the area. Does not want to transfer the Yelp reviews to the new buyer. Will transfer the website but not Yelp. **Grossed \$583K for 2022 & Projecting \$706K for 2023. Buyer's Net of \$235K.** Please contact your CPS Broker for more details. **Property ID #5446.**

Hawthorne - Our Seller started this practice from scratch in 1990 in the shopping center where it now resides. The 1,245 sq. ft. office is located in a Strip Mall Shopping Center with Retail & Restaurants and is equipped with 4 operatories and 1 plumbed not equipped operatory. The practice has lighted signage and signage on the lighted marquee at the corner next to too many anchor tenants to mention them all. The practice has a large lab area, though the lab work is currently being sent out, so there is a potential for a fifth operatory. Your new office has 32 years of goodwill to offer, though move-in ready because it has been remodeled with new flooring, cabinets, sinks, and more! **Grossed \$480K for 2022 & Projecting \$540K for 2023. Buyer's Net of \$240K.** Please contact your CPS Broker for more details. **Property ID #5453.**

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.**

MALIBU - Well-established practice with 50+ years of goodwill. The practice is located in a 2,200 sq. ft. two-story medical building and is equipped with 4 operatories and 1 plumbed not equipped. The retiring seller currently works 1 day a week, and an associate works 4 days a week. The doctor sees an average of 6-7 patients a day and 6-12 new patients a month. The associate sees approximately 4-6 patients a day. There are 7 days of hygiene with a hygienist working Wednesdays, another working Mondays and Tuesdays and one working Monday-Thursdays and sometimes Friday. Great location. Next to residential areas. Only a 1-mile walk to the beautiful ocean waters. Excellent staff that has been with the retiring seller for many years. Equipped with 3 Progeny X-rays and 1 Gendex GX-770 digital X-ray. **Grossed \$1.4M for 2022. Buyer's Net of \$564K.** Please contact your CPS Broker for more details. **Property ID #5436.**

MONROVIA W/ REAL ESTATE! - Well-established practice with 41+ years of goodwill. The practice is located in a 997 sq. ft one-story condo suite with 3 operatories. With this practice, you have an incredible opportunity to own your real estate and never have to deal with a landlord again! The retiring seller currently works 4 & 1/2 days a week and sees an average of 10-15 patients a day and 6-8 new patients a month. There are 5 days of hygiene with 2 hygienists that approximately see 6-12 patients a day. The income source is 30% cash and 70% PPO. Besides placing and restoring some crowns, all other specialties are currently being referred out. The Seller is referring out molar endos, extractions, Perio and implant placement, Ortho, and OS. If you have the right skill set, you can immediately close the door on those procedures being referred out and immediately increase income. **Grossed \$378K for 2022 & projecting \$408K for 2023. Property ID #5433.**

PASADENA - Well-established practice with 45+ years of goodwill. The 969 sq. ft. suite is located in a 2-story medical building on the second floor and is equipped with 3 operatories. Conveniently located by the elevator and easily accessible to the staircase. The seller who works 4 1/2 days a week sees about 5-6 patients a day and 6-7 new patients a month. The office has 1 day of hygiene a week and the hygienist sees approximately 8 patients. After many years the doctor put into the office, he is ready to move out of state for his retirement. When driving into the ample parking lot you will first need to grab a ticket before your visit. It is an older office with some older chairs, but it does have a fairly new Sirona Pano. Income source is 70% Cash, while only 30% comes from insurance. There is no marketing at this time and is 100% reliant on referrals. **Grossed \$507K for 2022 & a Buyer's Net of \$119K.** Please contact your CPS Broker for more details. **Property ID #5458.**

POMONA - Well-established practice with 18+ of goodwill. The approximately 2,192 sq. ft. suite is located in a three-story business building. Is equipped with 8 operatories and Dentrux software. The current seller has another practice in Newport Beach that they would like to put their focus more on. The office has 7 days of hygiene and an ortho that comes in every other Wednesday. The seller works 2 days a week and the 2 partners work 3 days a week. The building is in a corner location with great street visibility and an ample parking lot. Near residential areas. **Grossed \$2.7M for 2022. Buyer's Net of \$717K.** Please contact your CPS Broker for more details. **Property ID #5432.**

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Juana Dominguez
Transition Coordinator

SOUTH BAY – ORTHO PRACTICE – Well-established practice with 30+ years of goodwill. The retiring doctor works 3 1/2 days a week and sees an average of 25-30 patients a day and 5-10 new patients a month. 100% straight-wire office. The modernized practice is located in a one-story shopping plaza with 5 operatories in an open bay and 1 operatory in a consultation room. The income source is mainly cash at 60% and 40% PPO. Computerized with Orthotrac software and is a paperless office. Great location near residential areas. **Grossed \$419K for 2022 & projecting \$461K for 2023. Buyer's Net of \$127K.** Please contact your CPS Broker for more details. **Property ID #5452.**

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 specialists that come 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. The seller is the landlord but is open to selling the real estate! The total facility and parking lot is private by a fence. The equipment is fairly new and some of the older chairs have been refurbished and reupholstered. Is equipped with 3 Gendex X-rays and 1 Pano. Minimal Advertising. A private gated property with 20 parking spaces. Surrounding residential area. **Grossed \$969K for 2022 & projecting \$1M for 2023.** Please contact your CPS Broker for more details. **Property ID #5434.**

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.**

ORANGE COUNTY LISTINGS

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 \$305K for 2022. Property ID #5356.**

HUNTINGTON BEACH – The well-established practice is located in a two-story building on the first floor. The 2,340 sq. ft. suite is equipped with 7 operatories and 1 plumbed/ not equipped. The seller has another location in San Clemente that they would like to put their focus more on. The practice is averaging \$80K a month on 10 working days. The doctor works 2 days a week and 2 Mondays a month and approximately sees 20-25 patients a day and 13-15 new patients a month. With 1 hygienist, the office has 2 days of hygiene and sees about 6-8 patients a day. With the office being on Beach Blvd and it having a lot of traffic flow passing by every day the practice has great visibility and signage! About 3 miles away from the beach! **Grossed \$1.04M for 2022 & a Buyer's Net of \$258K.** Please contact your CPS Broker for more details. **Property ID #5459.**

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.**

MISSION VIEJO - Leasehold & Improvements & Equipment Only! This stunning office leaves nothing to want for being completely renovated with a spacious reception area with an additional 300 sq. ft. room that could be used as a classroom or a private lounge. Your patients can get comfortable by the Fireplace as they walk across the marble and walnut wood floors throughout the office. The original build-out cost was around \$2 million! See the luxury of this office yourself and the serene setting while listening to the waterfall in the reception area. Next, listen to the soft music playing throughout the office and the ten spacious operatories. Then, proudly walk your patients to their large private rooms, the walls adorned with hand-painted murals throughout the office. If you seek a high-end clientele with disposable income, attract them to your new showcase practice here. **Property #5440.**

MISSION VIEJO – Well-established practice with 18+ years of goodwill. The 1,114 sq. ft. suite is located in a one-story shopping center with 4 equipped operatories. The retiring doctor works 3 days a week and sees an average of 15-20 patients a day and 15-25 new patients a month. The office has 2 associates 1 comes in Mondays & Tuesdays and 1 comes in only on Fridays. Ample parking lot. Right off the 5 freeway. Near residential areas. **Grossed \$489K for 2022.** Please contact your CPS Broker for more details. **Property ID #5445.**

GROUP SOLO IN FOUNTAIN VALLEY - With 34+ years of goodwill to offer, this practice is located in a one-story building with a spacious 1,710 suite, 3 of the 6 operatories are shared with another GP Dentist, making it a group solo. These 2 independently run practices are going to market simultaneously, making the profit you see in this prospectus approximately double. Each practice does have its own set of financials to review. Please contact your CPS Broker for more details. **Property ID # 5455.**

RANCHO SANTA MARGARITA – Well-established practice with 18+ years of goodwill. The 1,570 sq. ft. suite is located in a one-story free-standing building in a shopping center. The retiring seller works 5 days a week and sees approximately 9-12 patients a day and 18-19 new patients a month. Income source is mainly PPO at 90% and Cash at 10%. Is equipped with 3 operatories and 2 plumbed not equipped. The practice is located on the corner of the main streets and with the anchored tenants the shopping center gets quite a traffic flow. The surrounding areas consist of residential homes and shopping plazas. **Grossed \$525K for 2022 & projecting \$700K for 2023. Buyer's Net of \$262K.** Please contact your CPS Broker for more details. **Property ID #5451.**

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SCAN ME

Alex Baylon, V.P.
Lic. #02128087

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YORBA LINDA – Well-established practice with 17+ years of goodwill. The practice is located in an approximately one-story 2,500 sq. ft. suite that is equipped with 5 spacious operations. Located in a busy shopping center. The retiring sellers see an average of 10-12 patients a day and see about 20-25 new patients a month. Have 15-20 PPO Plans. Great location. Is around residential areas. 100% patient referral advertising. **Grossed \$397K for 2022.** Please contact your CPS Broker for more details. **Property ID #5439.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

CORONA W/ REAL ESTATE!! – Well-established GP with 23+ years of goodwill is located in a condo suite in a free-standing multi-tenant building on the first floor. Upon walking into the building is the very first door which could not have been more convenient, with parking right in front of your practice. You will not want to miss this incredible opportunity to own real estate in an immaculate, well-maintained "Class A" medical building if you are looking in this area. Your mortgage would be less than your rent, while you will build equity monthly, enhancing your portfolio. The retiring doctor works 4 days a week and sees an average of 10-15 patients a day and 12-16 new patients a month. **Practice grossed \$537K for 2022. Buyer's Net of \$200K.** Please contact your CPS Broker for more details. **Property ID #5448.**

CHINO – This absentee owner practice was established in 2006 by the Seller, who has just upgraded all of the computers in the practice. While it has been a profit center, even though the Seller does not work in the practice, it is time to prepare for retirement. Our practice is also surrounded by retail and restaurants, providing a constant stream of traffic at the busy intersection where it is located. As you will see from the production by procedure breakdown on page one, we are only doing bread-and-butter dentistry; almost all specialties are being referred out, including, but not limited to, ortho, even though there is a three-chair ortho bay plumbed but not equipped at this time. Further enhancing the ortho bay are several client convenience centers. Suppose you have the right skill set to capture all the treatments being referred out. In that case, you can immediately capture that income to make this profitable practice with a very competitive lease with low overhead even more profitable. **Grossed \$312K for 2022 & projecting \$338K for 2023.** Contact your CPS Broker for more details. **Property ID #5449.**

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 \$451K for 2022. Buyer's Net of \$183K.** Please contact your CPS Broker for more details. **Property ID #5430.**

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 operatories. 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 \$520K for 2022 & Projecting \$740K for 2023.** 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 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. **REAL ESTATE IS INCLUDED! Grossed \$1.8M for 2022 & projecting \$1.9M for 2023. Buyer's Net of \$650K. Property ID #5435.**

SAN DIEGO COUNTY LISTINGS

CHULA VISTA – Conveniently located right off of the freeway, with too many anchor tenants to mention, our practice is located in one of the area's premier shopping centers. Rarely do you see an office this size come to market with amenities like this one. Is equipped with 8 operatories, 3 in an open bay & 2 plumbed not equipped. The Seller, who has multiple offices north in Los Angeles County, purchased this practice and completely remodeled the facility. Investing the time to travel to this office outside of his management team demographics, the Seller decided to sell the office. This practice is projecting **~\$600,000 for this year and growing.** For a fraction of the price the newly remodeled built-out would cost, for which the materials are not even available at this time, the Seller has offered this aggressive sales price in exchange for a timely transaction. **Grossed approximately \$591K for 2022.** Please contact your CPS Broker for more details. **Property ID#5441.**

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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 \$953K for 2022. Projecting \$1M for 2023. Buyer's Net of \$238K.** Please contact your CPS Broker for more details. **Property ID #5438.**

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 \$150K and Grossed \$441K for 2022.** Please contact your CPS Broker for more details. **Property ID #5401**

SAN DIEGO - Our practice is Conveniently located right off the freeway, with too many anchor tenants to mention, in one of the area's premier shopping centers. Additionally, our practice is a corner location, with great signage, with so much traffic passing it daily you could not accommodate 1% of it. Is equipped with 10 operatories, 3 in an open bay & 3 plumbed/not equipped ops. Rarely do you see an office this size come to market with amenities like this one. The Seller, who has multiple offices far north in Los Angeles County, purchased this practice and completely remodeled the facility. Investing the time to travel to this office outside of his management team demographics, the Seller decided to sell the office. The office is being sold at a fraction of the price to build it out if you could even attain the materials, much of which is unavailable, and there is a patient base. In exchange for a timely transaction, the Seller will sustain a loss in the short term or build it up to sell for more later. **Grossed approximately \$490K for 2022.** Please contact your CPS Broker for more details. **Property ID #5442.**

KERN COUNTY LISTINGS

BAKERSFIELD w/ REAL ESTATE! - It is a rare opportunity to be in control of your destiny, not that of your landlords, by owning the real estate for your practice. Our practice is in the Memorial Medical Corridor in a single-story freestanding building. It is across the street from the Dignity Health Memorial Hospital, voted best in Kern County, and amongst too many other well-respected professionals to mention supporting the entire Kern County. Worthy of note, all these medical professionals are not even being marketed to currently. In front of our office, there is ample parking and a pharmacy. Is equipped with 6 operatories & Eagle Soft software. We are only doing bread-and-butter dentistry and referring out implant restoration & placement, Endodontics, Periodontics, orthodontics, and Oral Surgery. Bringing these services in-house with specialists or the Buyer with the right skillset could immediately capture this income currently being referred out. **Grossed \$469K for 2022.** For more details contact your CPS Broker. **Property ID #5443.**

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FOR SALE IN YORBA LINDA - GP w/ 5 eq. ops. in a one-story 2,500 sq. ft. suite. Grossed \$397K for 2022. Contact California Practice Sales at 714-639-2775.

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MANHATTAN PERIO FOR SALE - 3 Ops, 20+ Yrs. Goodwill, Recently Updated, Dentrux PMS, Digital. GR \$300K. HSDPT - Kaira Stewart - 949-220-6216 #CA3694 <https://dentalpracticetransitions.henryschein.com/listing/ca3694/>

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SOUTHERN CALIFORNIA

APPLE VALLEY - Retail strip center practice for Sale. Over \$730,000 in collections. 5 ops with 1 additional room plumbed. CBCT System, Dexis, Eagle Soft, HMO, PPO, MediCal, and fee for service. Great opportunity for growth! #CA3340 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3340/>

ANAHEIM - Charming GP practice, 50+ years of goodwill. 4 Ops, 1,300 sq. ft. that includes a private office, staff lounge, lab, and front office area. All specialty referred out. GR of \$445,000 with 2 hygiene days a week. Gen-Dex X-Ray, Suzy PMS. Located central to 5, 57, and 91 freeways with plenty of parking and entrance to outside. #CA3509 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3509/>

BAKERSFIELD - Well-established GP practice, 19 years, Medical Office Building on Ming Avenue. 4 Ops, large consult room, digital, new Kavo 3D unit, X-Ray units in each Op, 1st. floor space, and a great office. Average \$500,000 on 3.5 days a week. #CA3569 - Steve Caudill - 951-314-5542 <https://dentalpracticetransitions.henryschein.com/listing/ca3569/>

COSTA MESA - South Coast Plaza Dental Office for sale! 8 Ops, Dentrrix, Planmeca Pano, Biolase laser, digital x-ray, with 2500 sq feet. 2 docs share space with combined collections of \$645,000 for 2022. All Specialty referred out. #CA3514 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3514/>

COSTA MESA - South Coast Plaza Dental Office for sale! 8 Ops, Dentrrix, Planmeca Pano, Biolase laser, digital x-ray, with 2500 sq feet. 2 docs share space with combined collections of \$645,000 for 2022. All Specialty referred out. #CA3515 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3515/>

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

HUNTINGTON BEACH - NEW LISTING - Beautiful remodeled 7 Op leasehold for sale! Located in a 2 story medical building across the street from a major retail shopping center. 2,600 sq. ft. with TVs in every room, 7 laptops, 4 desktops, 2 sterilization areas, lab, staff lounge, private office, and 3 restrooms. Plenty of space to add a CBCT machine and/or milling unit. Perfect for a dentist looking for a larger space or a dentist looking to start a practice and skip the buildout. #CA3642 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3642/>

IRVINE - Brand New Leasehold for Sale! 2 ops, with 2 additional plumbed rooms. 1,283 sq. feet. Private office, exam room, staff lounge included in the building located on 2nd floor of a professional building. Priced at \$225,000. #CA3504 -Kaira Stewart-949-220-6216

IRVINE/ORANGE COUNTY - Irvine practice with over \$1 million dollars in collections for sale! 5 Ops, Dentrrix, Dexis, Planmeca Pano, lab, employee lounge, and private office. 8 days of hygiene. All specialty referred out. 50% FFS and 50% PPO. Landlord is not Irvine Company. 40 years of goodwill. Great opportunity to grow a well-established practice! #CA3464 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3464/>

LAGUNA HILLS - Boutique Laguna Hills Practice for Sale! Collections of \$460,000. 3 fully equipped ops, plumbed for 4. Located in a newly remodeled professional building on major road. 1,385 sq feet of space which includes private office, staff lounge, 2 bathrooms, and lab. Paperless office with Eaglesoft, Pano, Digital X-ray. All specialty referred out. Equipment is 8 years old. #CA3559 -Kaira Stewart-949-220-6216

LA VERNE - General Dentistry practice located in the quaint town of La Verne is for sale and has over 24 years of goodwill. GR 2021 of \$220K. Practice is ready to go or can be designed to your liking. 2 Ops with 1 additional room plumbed. 1,500 square feet. Retail location! #CA3353 -Kaira Stewart-949-220-6216

LOS ANGELES - Beautiful 4 Op high-tech Mid-Wilshire/Koreatown office for sale with room to add 4 more Ops. Over \$850,000 in collections. Open Dental Software, 3 Shape Scanner, 3D Cone Beam, digital x-ray. 80% fee for service, 20% PPO. All specialty referred out except for implants. Seller willing to stay on. #CA3376 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3376/>

MANHATTAN BEACH - NEW LISTING - Beautifully decorated perio practice for sale in Manhattan Beach! 3 ops, 1,142 sq feet. Paperless office, Dentrrix, Rayscan Cone Beam, digital x-ray, nitrous, sedation, TV's in every room. PPO and FFS. Hygiene 2 days month. Entrance opens to the outside and patients can easily park in front. Within 1 mile of the beach to give you perfect work life balance! #CA3694 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3694/>

MORENO VALLEY - 9 Op Practice for Sale in Moreno Valley! Over \$1 million in 2022 collections. 7 days of hygiene. Part time associate doc who's been there for 20 years. Most specialty referred out. Over 40 years of goodwill. FFS and PPO. #CA3459 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3459/>

ORANGE COUNTY - NEW LISTING - Dental condo for sale! 1,200 sq. ft. with gorgeous floor to ceiling windows, 4 ops, sterilization area, private office, 2 bathrooms, patio, and front office/lobby area. Low HOA. Great location and close to the 55 freeway. Rare opportunity to own real estate with a dental office. Seller will do possible seller carry financing. Fully equipped with 3 dental chairs. #CA3670 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3670/>

WEST HOLLYWOOD - Beautiful 6 Op GP practice located in a highly desirable location in West Hollywood. 2022 GR were over \$1.1M on 4 doctor and 4 hygiene days per week. Approx. 1,850 sq. ft. spacious and well-maintained office with over 35 years goodwill. The practice utilizes Dentrrix, digital x-rays, iTero, and I/O cameras. #CA3604 - Ben Sapir - 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3604/>

SAN DIEGO

CHULA VISTA - General Practice located in the heart of Chula Vista in a strip mall, retail space. Office has 3 Ops in an 800 sq. ft. space. Low Overhead, Strong Cash Flow, Dentrrix, Paperless. Currently working 2 days/wk in the office with \$432K collections in 2021. #CA3334 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3334/>

CHULA VISTA - Orthodontic practice in a prime location in the growing, family-oriented community of Chula Vista. 1,050 square feet, 5 treatment chairs and 1 exam chair. Located in a professional building with easy access, plenty of free parking, walking distance to the library, schools and downtown. 21 years of Goodwill, working 2 1/2- 3 days per week. Low overhead of 46% and tremendous room for growth, this is not a practice you want to miss. #CA3343 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3343/>

CHULA VISTA - Rare opportunity in San Diego to purchase a practice with RE. This spacious and bright 1,760 sq. ft. Medical Condo has 6 equipped Ops, with 2 more potential Ops. Located near Sharp Hospital with 52 years of goodwill and 4.5 days of hygiene per week. 44% FFS and 56% PPO. GR for 2021 of \$545K with 16 NP/mo. #CA3195 - Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3195>

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

LA MESA - Thriving dental practice in La Mesa, San Diego! \$1.8M collections in 2022. 35 years of goodwill. 4 Ops, 2,000 sq ft, 50% PPO, 45% FFS, 5% In House. Latest technology: Dextrix, Dexis, CBCT, Cerec Omnicam, soft tissue lasers, IntraOral cameras and more. 4-day work week, 3 days of hygiene. Located at the intersection of two major freeways. High cash flow and low overhead. Paperless office. Grab this opportunity now! #CA3471 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3471/>

NORTH COUNTY SAN DIEGO - Exceptional practice in N. County San Diego! Modern office, 5 operatories, cutting-edge technology, including an Imaging Scanner, CBCT, Intraoral Cameras, Dextrix and Dexis. The patient base is 71% FFS and 28% PPO with collections reaching \$1.3M in 2022 on four days per week. 38 years of Goodwill. 1,900 sq. ft., reasonable rent, and refers out all specialty work. Conveniently located on a freeway access road with free parking. #CA3553 - Christy Conway - 619-889-6492

NORTH COUNTY SAN DIEGO - FFS, holistic, dental office in N. County San Diego. CBCT, Cerec, lasers, microscope, and much more. \$2.2 million in collections in 2022 and exceptional cash flow. Located in a free-standing building right off the freeway. The selling doctor is willing to work back, ensuring a smooth transition for the new owner. #CA3489 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3489/>

CENTRAL CALIFORNIA

CENTRAL VALLEY COMMUNITY/ MODESTO AREA - 8 Ops GP, high visibility retail, 20+ years Goodwill, Dextrix, digital, IO Cameras, soft/hard tissue lasers, 3,300+ active patients, 24+ new patients/month, 4 days/week Hygiene, 18.5 hour Dr. work week. 2021 GR \$999k. #CA2721- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca2721/>

GREATER FRESNO AREA - 7 Ops in best part of Fresno area, 11 days of hygiene per week, strong Ortho production in-house, Dr. willing to work back up to 3 years, and 2021 Gross Receipts \$1.641M. #CA3405- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3405/>

CENTRAL VALLEY MERCED & FOOTHILLS AREA - 2 Location Ortho Specialty Practices totaling 7 Ops with 2021 combined Gross Receipts at \$968K. #CA3456- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3456/>

GREATER MODESTO AREA - Modesto GP with 7 Ops, \$729K Gross Receipts & Office Condo RE available. #CA2795- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca2795/>

GREATER MODESTO AREA - Incredible location next to new municipal building construction reportedly bringing over 2,000 new people to the area in 5 Ops GP with 2021 Collections at \$372K. #CA3369- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3369/>

PORTERVILLE - NEW LISTING - Established office with building for sale. 4 Ops, Digital Located in a 1,280 sq. ft. building, street visibility, fee for service, PPO, Collections for 2022 \$944,493. #CA3618 - Steve Caudill - 951-314-5542 <https://dentalpracticetransitions.henryschein.com/listing/ca3618/>

SANTA MARIA - Well-established FFS/PPO GP practice. with 40+ years Goodwill. Free-standing building with 1,300 sq. ft. Great visibility next to a large church and school. 4 Ops with room to add 1 more. The practice has a loyal patient base, fantastic staff, and produced \$582k in 2022 on 4 doctor and 5 hygiene days/week. Computerized and paperless throughout with Dextrix PMS, Dexis x-rays, and I/O cameras. #CA3581- Ben Sapir - 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3581/>

NORTHERN CALIFORNIA

CA FOOTHILLS & GREATER SONORA AREA - \$2M+ 2022 Production GP Practice and High-End Real Estate Opportunity in desirable CA Foothills community, 9 Ops, Dextrix, Digital Conebeam and CAD/CAM #CA3571- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3571/>

CA FOOTHILLS AUBURN/GRASS VALLEY AREA - Best Bargain GP producing over \$1M and will sell at under 43% of last year's collections; 7 possible Ops in growing community. #CA3498- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3498/>

CHICO/PARADISE AREA - High-end GP in highly-desirable area, 7 Ops, Dextrix, Cone Beam \$1.2M 2022 Collections. #CA3465- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3465/>

CUPERTINO - GP in Silicon Valley, Great location. 3 OP, 1,400 sq. ft, leased space. 2022 GR \$374K. Great start-up satellite office awaiting expansion and growth. Paperless and Digital. Seller retiring. #CA3424 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3424/>

GREATER LAKE TAHOE AREA - Rural lifestyle GP practice away from the city in outstanding and growing resort community. 37+ years of Goodwill in approximate 1,586 SF w/4 Ops. 2021 Collections \$827K and 2022 Collections \$895,506 on 32 hours/week. #CA1715- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1715/>

GREATER LAKE TAHOE AREA - NEW LISTING - Great Price for 6 Op beautiful Tahoe GP practice at \$984K Production in 2022. #CA3594- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3594/>

GREATER LAKE TAHOE & TRUCKEE AREA - NEW LISTING - \$1M+ 2022 Collections GP Practice in Lake Tahoe surrounding area, 4 Ops, Dextrix, Dexis, Seller to work back up to 5 years. #CA3629- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3629/>

GREATER PLEASANTON - Affordable GP on a high-profile Pleasanton area, 4 total Ops, Dextrix, \$486K GR in 2022. #CA3478- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA3478/>

GREATER SACRAMENTO METRO AREA - High-end Peds Specialty in highly-desirable area, 7 Ops, Dextrix, Digital Pano & Sensors, \$766K 2022 Collections. #CA3505- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3505/>

GREATER SACRAMENTO METRO AREA - Rare Ortho Specialty Opportunity in highly-desirable socio-economic community, 7 Ops, Dolphin software, \$927K GR in 2022, RE may be available. #CA3450- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3450/>

GREATER AUBURN & NORTHERN CA FOOTHILLS AREA - Back on the Market and Asking Price reduced by over \$100K! Outstanding GP practice in a highly desirable area with nicely renovated 1,350 sq. ft. Professional Dental Office Building also available for purchase. Four (4) Operator practice with over 60 years of Goodwill. GP \$664K Collections. #CA2809- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca2809/>


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LAKE TAHOE AREA WITH LAKE VIEWS

- High producing, well-established practice in magical Lake Tahoe area. 4 Op paperless practice with space to expand in a high-traffic retail area with 20+ years of Goodwill. Dentrax, digital, X-ray, Gigi-Doc intra-oral cameras, soft tissue lasers, Glidewell IO CAD/CAM Scanner and digital Pano. Room for growth with all Endo and Implant Placements referred out. 2022 GR was over \$2M. This is a Delta PPO practice with NO Delta Premier patients. Seller will work back to assist Buyer in transition. #CA3100- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3100/>

MARIN COUNTY - General Practice in Marin County, 5 Ops, Digital, 4 Ops. of Goodwill. A 4-day work week. Pre-booked 7 days of hygiene. #CA3520- Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3520/>

MARIN COUNTY - NEW LISTING - Above 1.1M in Gross Revenue Family Practice in an affluent Marin County location. Averaging 27 new patients per month. 6 Days of Hygiene. State-of-the-art equipment, including iTero and Cerec. 4 Op's, approx. 1288 sq. ft. leased space in a professional building. Solid Goodwill of patients. Opportunity will not last! #CA3653 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3653/>

NAPA COUNTY - GP Practice, 7 Ops, 2,000 sq. ft. digitized with Dexis, paperless with Dentrax PMS. 4 Days of Hygiene, majority production mix in restorative with growth to bring more specialized procedures in-house. 20 new patients per month. The office is adaptable to handle a high volume of patients and doctors working simultaneously. The business model is associate driven with a small-town private practice ownership feel. Seller offering smooth transition. #CA3541 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3541/>

NORTHERN CALIFORNIA - GP, 8 Ops, 2,496 sq. ft. Fully Digital with CBCT Pano, Well established Practice with 53 years of family Goodwill. Averaging 30 new patients a month and 7 Days of Pre-Booked Hygiene. Located off a main central business corridor near a fast-growing housing development. The owner, established for the last 24 years, will continue to work post-sale with the Associate. #CA3481 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3481/>

OAKLAND - PRICE REDUCTION!!! Buyer MOTIVATED!!! Modern Practice in Downtown Oakland with over 20 years of Goodwill. 2022 Revenue of \$784,000 on 5 day work week. Eight (8) treatment rooms (6 equipped) housed in 2,100 sq. ft. #CA3398- Nicole Lena - 925-989-8118 <http://dentalpracticetransitions.henryschein.com/listing/CA3398/>

OAKLAND - Discover an exceptional cosmetic dental practice for sale in desirable Montclair! This modern office has 6 Ops and cutting-edge technology! #CA3560- Nicole Lena - 925-989-8118 <http://dentalpracticetransitions.henryschein.com/listing/CA3560/>

PLACERVILLE/CAMERON PARK/RESCUE AREA - NEW LISTING

- Placerville / Cameron Park area Solid Producing GP; 4 Ops; I/O cameras, digital X-Ray sensors, "CEREC", 3D Conebeam, 2022 Collections was \$745K. #CA3710- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3710/>

RED BLUFF/CORNING/ORLAND AREA

- 6 Op GP, 8 days per week of Hygiene with room to grow. \$826K 2021 Gross Receipts and the Office Building also available for purchase. #CA3161- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3161/>

REDWOOD CITY - GP Practice ready for immediate sale! Two Doctor practice with over 39 years of Goodwill, 6 Ops in 2000 sq. ft. offering room for expansion. Fully digital, Dentrax PMS, Dexis sensors. CBCT. Practice is a free-standing building with convenient freeway access & exposure to busy retail area. #CA3598- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3598/>

SACRAMENTO METRO/CARMICHAEL/FAIR OAKS AREA - NEW LISTING

- Great GP Practice and Real Estate Opportunity in desirable community, 5 Ops, Dentrax, Digital Pano & X-Ray, \$1.187M 2022 Collections. #CA3555- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3555/>

SALINAS - General Practice with 39 years in the community. Advanced technology equipped; Cerec, Dentrax, Digital sensors, intra-oral camera, and 2D Pano, to assist in high production procedures. 4 Ops, approx. 1,446 sq. ft. space in a professional building centrally located. Excellent team staff. Seller retiring. #CA3543 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3543/>

SAN FRANCISCO - NEW LISTING - Premier Cosmetic Practice is San Francisco! Located in the city's business center near the historical Transamerica Pyramid & close to the vibrant waterfront. This 5 Operator, 2000 sq ft Practice is not just beautiful but has all the technology: Adec 511 equipment, Dentrax PMS, Digital X-ray, 3D Pan, I/O Camera, Laser, I/O Scanner, Cerec, Velscope to continue the tradition of quality dental care. Seize this opportunity! #CA3712- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3712/>

SAN JOSE - NEW LISTING - General Practice with 4 ops & over 40 years of Goodwill in the heart of Silicon Valley. #CA3644- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3644/>

SAN JOSE - A large thriving General Practice established 45 years, \$1M in Gross Revenue on 4 Day Workday, 7 Days of Hygiene, 7 Ops in approx. 2,296 sq. ft. in a desirable location in a professional building. Technology ready with Eaglesoft PM and Dexis digital x-rays. The owner and Associate support a high volume of patients. The Seller is retiring, offering a smooth transition. #CA3577 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3577/>

SAN JOSE - NEW LISTING - Opportunity! General Practice with over 30 years of Goodwill in the heart of Silicon Valley! #CA3671- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3671/>

SAN RAMON - Rare & Very Desirable Tri-Valley General Cosmetic Practice. 23 years of goodwill, 1,500 sq. ft., 4 Ops in a tranquil setting with the possibility of expanding to 5 Ops. \$714K in 2022 collections on a reduced schedule with no advertising. Long-term staff dedicated to the success of the practice. This is a rare find and won't last long! #CA3570- Nicole Lena - 925-989-8118

SAN RAMON - General Practice, Modern, shows like new, 18 years Goodwill, Spacious 4 Ops, Digital and Paperless. Affluent and high demand area in San Ramon. Showcase Smile Design and preventive wellness. A tranquil and calming workplace. A skilled team awaits your expertise and artistry. The seller is available for mentorship and a smooth transition. #CA3516 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3516/>

SOLANO COUNTY AREA - NEW LISTING - 8 Op beautiful paperless digital GP practice at \$1.595M Collections in 2022. #CA3586- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3586/>

SONOMA COUNTY - General Practice is located in affluent Sonoma County. 1600 sq. ft. space, 4 Ops, turn-key Dentrax PM, Dexis Sensors, Gender, and Digital Pano. Gross Revenue of \$500,000. Pre-booked four days of Hygiene. Below average lease rate and expenses. Doctor retiring. #CA3449 - Gina Miller - 707-391-7048

SONOMA COUNTY - General Family Practice. Highly visible Sonoma County location. Featuring 6 Ops, in approx. 2016 sq. ft. space, 1 million in gross revenue, averaging 20 New patients a month, has a strong profitable hygiene program, high % of income from crown and bridge. Long-term Associate in place. Seller open to negotiate. #CA3542 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3542/>

SOUTH SAN FRANCISCO - NEW LISTING

- Benefit from almost 40 years of Goodwill! 4 Ops in a great location surrounded by nature in this open floorplan office with so much natural lighting! There is an opportunity to increase production by adding all specialty procedures. Carry on the tradition in a family atmosphere and serve an extensive loyal patient base! #CA3576- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3576/>

TRI-VALLEY - NEW LISTING - One of a kind! Periodontic Practice & Real Estate for Sale! Very profitable high production, quality practice with low overhead! #CA3689- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca-39/>

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UNION CITY - GP established 31 years in Union City, Digital, Roomy 3 Ops in a busy and visible mixed business center. Fully equipped turn-key, great for a new buyer, satellite office, or part-time Dentist with an established loyal patient base, consistent revenue above \$375K with a supportive staff team. Priced to sell at below market value with room to negotiate. The seller will support a smooth transition. #CA3473 - Gina Miller - 707-391-7048

WATSONVILLE - NEW LISTING - Absolutely Beautiful General Practice with over 33 years of Goodwill in the heart of Watsonville. #CA3648- Nicole Lena - 925-989-8118 <https://dentalpracticetransitions.henryschein.com/listing/ca3648/>

VACAVILLE - NEW LISTING - Nice and cozy 4 Op GP practice with very loyal patient base. 50+ years of Goodwill with Intra-Oral Camera and Cad-CAM in use. Seller reports over 560 active patients in the past 18 months. Approx. \$132K of Hygiene Production on 3+ days per week. 2022 GR \$488K. Room for growth! #CA3697- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3697/>

OUTSIDE OF CALIFORNIA

NORTH SCOTTSDALE, AZ - 6 Ops in 1,688 sq. ft. space. Features a beautifully decorated waiting area, Dentrix, Dexis digital sensors. Room for growth and seller is highly motivated. You won't want to miss out on this practice with unlimited upside! #AZ3338 - Jaci Hardison - 714-318-4911 <https://dentalpracticetransitions.henryschein.com/listing/az3338/>

HONOLULU - NEW LISTING - Thriving fee-for-service GP office in Honolulu's growing Ala Moana Corridor. 1,250 sq ft, 3 operatories. 39 years goodwill, 2022 collections of \$836k, YTD \$630k. Selling Doctor can stay. Modern tech, on-site parking. Don't miss out! #HI3680- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/hi3680/>

CENTRALLY LOCATED PUGET SOUND, WA - 26 years Goodwill, 2,257 sq. ft., 4 Ops (with the potential to add 3 more), modern technology, including Eaglesoft, digital x-ray access in each operator, and an intra-oral camera. Over the past 26 months the practice has seen 1,923 patients, with an average of 8 patients per day seen by the hygienist. 2022 GR \$1.2M. #WA3511 - Jessica Burbon - 503-332-6462

GREATER SEATTLE - NEW LISTING - Beautiful Prosthodontic Practice in the Greater Seattle area. Features 3 Ops, iCAT flex, Nobel, Nitrous. Large in-house lab w/ tech. \$1.8M collections on 3.5 days a week. #WA3625 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/WA3625/>

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

FEDERAL WAY - Turnkey, meticulously maintained, great location! 5 Ops, Itero, Gendex Pano, IO camera. Hygiene 35% of revenue on 9 days. Doctor 4 days a week. 2022 Collections \$1.25M. #WA3484 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3484/>

OLYMPIA, WA - GP Practice in great location with easy freeway access. 2,900 sq. ft., 5 Ops, with 1 plumbed, large lab, remodeled waiting area and restroom. 2022 GR \$630k on 2 doctor days a week. #WA3438 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3438/>

PUGET SOUND, WA - Beautiful Centrally located Puget Sound "lifestyle practice", features over 40 years of goodwill in the same location. Practice is growing with approx. 25 new patients per month. 4 Ops + 1, Curve software, private office, welcoming reception. 2021 GR \$1.09M. #WA3191 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3191/>

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

SPOKANE, WA - 3,100 sf, 5 Ops, 2 doctors, 3 days a week. 448 new patients in 2022. 54% OH and strong cashflow. #WA3510- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3510/>

WHITE SALMON, WA - Location nestled in the highly desirable Columbia Gorge which is the outdoors enthusiast's dream! 3 Ops, Dentrix, open 3 days a week. Building for sale-stand-alone building, high viz, free parking. #WA3360- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3360/>

WILLAMETTE VALLEY - NEW LISTING - Willamette Valley true bread and butter GP practice. 5 ops, new ADEC equipment (3-5 years), 4 days a week, 5 days of hygiene. Average of 19 new patients a month. Refers out all endo, ortho, pedo, and OS. Poised for growth! 2022 collections \$845,924. #WA3664- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3664/>

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Dr. Ben Sapir

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ENCINO

4 eq. ops. in a 1,200 sq. ft. suite offering scenic views overlooking the whole valley. The practice is located in one of the most desirable, high-rise buildings in Encino. Rent is \$3,700/month and includes utilities and janitorial services. 30+ Years of Goodwill. Associate run. Paperless practice with Open Dental Software, Digital Xray, and Intra Oral Camera. Projecting \$511,836 for 2023.

GLENDALE

3 eq. ops. & 1 plumbed not eq. op. in a 1,100 sq. ft. suite located off the 134 at a busy intersection. Rent is \$4,000/month. Established as a dental practice for 48 years. Excellent visibility, signage, and free parking. Leasehold improvements & Equipment Only.

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.

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.

NEWPORT BEACH

4 eq. ops. in a 1,400 sq. ft. suite located in a community established, medical plaza with 12 years of Goodwill. Rent is projected to be \$5,000 per month and includes utilities. Retiring Seller. PPO/FEE FOR SERVICE. No advertising in place and potential to be open more days a week. Projecting \$456,522 for 2023 on a 3-day work week.

ORANGE COUNTY PEDIATRIC PRACTICE

7 eq. ops. in a 1,750 sq. ft. suite located in a single story, dental complex. Solid, community established practice with over 23 years of goodwill. Seller is Retiring. Long-term staff. Projecting over \$1M for 2023.

PLACENTA

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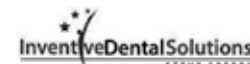
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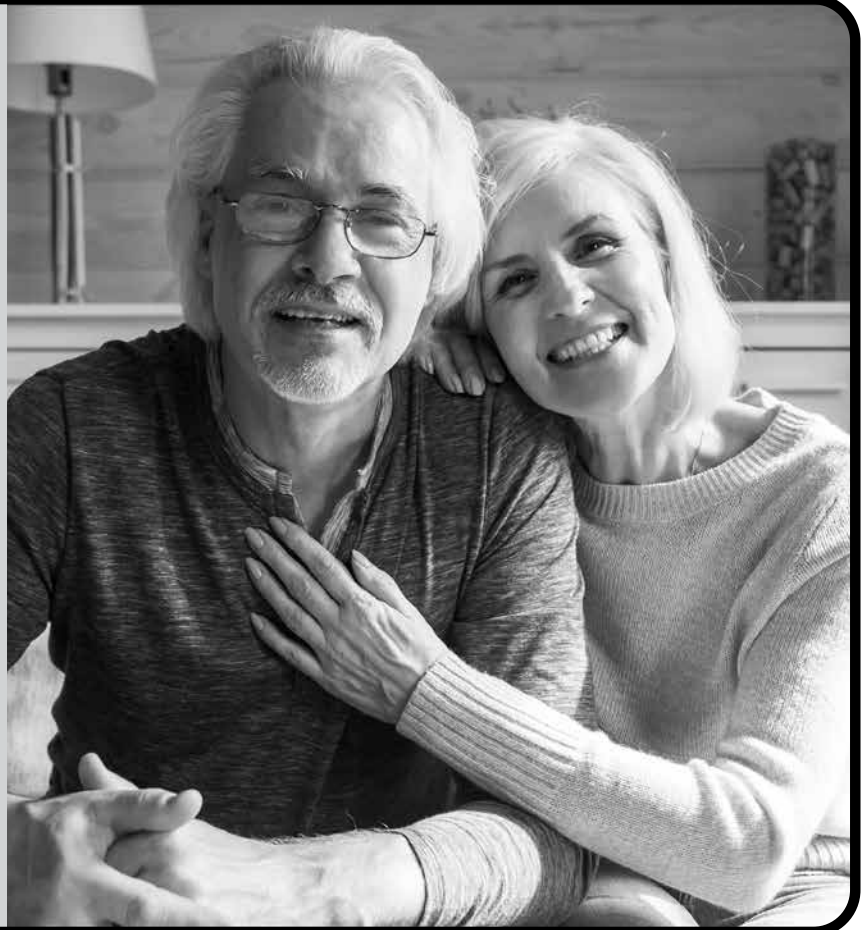
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Long Beach: 5 op's in stand alone building, room for more, over 2000 sq feet. All digital over 30 years and great rent, with high visibility.

Marina Del Rey: Newish 5 treatment rooms in upscale office with large private office in great building and great location. Eaglesoft software and great views In ESCROW.

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Visalia: Very nice, highly productive and profitable 9 op practice located just off highway 198 in Visalia, California. Digital. Seller willing to work back.

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Tulare: Fantastic 4 op office located in Tulare, CA. Includes real estate. Practice is very well run and profitable. Real estate is best in class. Long term committed staff. Well respected owner. Dentist is willing to work back.

Fresno: 3 ops room for more in NE Fresno room for expansion.

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Palm Desert - 5 ops, 1,568 sq ft. Rent only \$2,206/month. All new equipment! Dentrux OS. Near a shopping center. 2022 gross \$399k+ For Sale - \$320,000.

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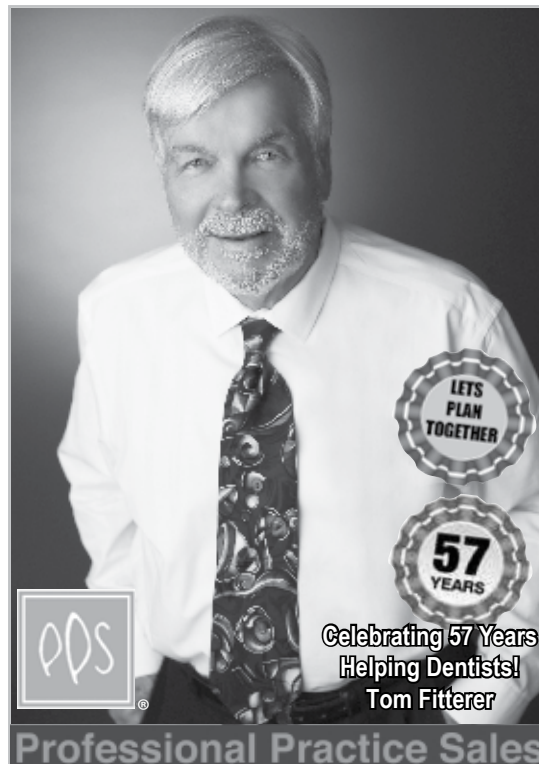
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- 3137 West LA Pedo gross 1.4 includes \$400k Ortho, must relocate Pedo will work back as minor ptnr. merger
- 3139 GARDEN GROVE ESTB 40 YRS 7/11 PLUS SEVERAL MERCHANTS AND DDS GROSS \$300K Part Time. TRIPLE VOLUME WITH DENTI-CAL FULL PRICE \$220K MAJORITY HISPANICS. 500K PLUS POSSIBLE IN YEAR 1
- 3140 WEST LA WANTED PERIODONTIST-PROSTHODONTIST-IMPLANTOLOGIST, CHARTS, HIGH GROSS AND NET 1.5. Average 4 to 5 Implants a week. GOLDMINE.
- 3142 Great family living in Resort area Kern Cty Seller grossed 1.4 with an assoc great fees Seller will transition add Denti-Cal and do payoff school loans in a year. Full price \$550K. WANTED YOUNG FAMILY THAT WANTS A FARM GOOGLE "GREEN ACRES"
- 3143 TORRANCE Estb 1984 9000 Charts HMO 5000 per month, 70 to 100,000 auto pass popular intersection per day PCH and Hawthorne entrance to Palos Verde 6 ops in Hi Visible Dental Office. Absolutely gorgeous. A marketing Dentists dream location. Average 50 NP per mo gr \$1,000,000 now \$2 million in 3 yrs. A MINI DSO THAT WANTS A BIG DSO TO BUY HIM / FLY INTO LAX MEET AT YOUR CROWN PRINCE OFFICE 15 MINUTES FROM LAX
- 3144 GP Innovator Gross 1.7 net over 1 mil. Unusual opportunity for DDS who wants to retire early. Very Conservative, Refers out a lot. Sell what you have to move to MDR & NET Million. NOT POSSIBLE TO OWN A BETTER PRACTICE.
- 3145 CARSON CITY -Great Shop Plaza near pop restaurants SELLER mov to Riverside. FP \$300k. Gross \$450k.
- 3146 RIVERSIDE GR APP 1 MIL between Walmart n Dollar St 3000 sq ft 7 ops plus 4 chair pedo \$100k Ortho; part time Seller says \$1.5 poss 1st yr. PPS HAS GP/ORTHODONTIST TO BUY ORTHO/RIGHTS PAY HOUSE 25% AND IN 3 YEARS, THE 25% WILL PAY FOR ENTIRE PRACTICE.
- 3147 Lawndale, Redondo Beach 4000 sq ft 8 ops \$780k invested 2016 2 entrances DSO candidate FP \$450K
- 3148 CORONA Estb 35 yrs Union Practice 5 to 6 days of patients FP \$550K PART TIME-NET 350K WORK 5 DAYS GROSS A MILLION
- 3149 INGLEWOOD RETIREMENT STADIUM PRACTICE ESTAB 1960, Includes 2000sf DENTAL BLDG 6 OPS PPS SOLD TO LADY FROM A LADY 1988 Equipped with the best, Senior Seller a very happy camper works part time Has patients to do a million FP 550k HI Identity BLDG - Listed \$1.1 mil.
- 3150 San Bernardino Million - \$ - Center. New excited Landlord / Tenant eager to help all Tenants. Senior Seller Estb 27 yrs, 4 ops 1600sq ft having 8150 appro active patients, wil do \$750 this year working 2 days with assoc wking 2 days. when seller works 4 days did \$900 FP 550
- 3151 CULVER CITY ESTB 1950 SELLER 1979 GR 2019 853 REFERRED 143 CASES MERGER CANDIDATE. 1,500 sq.ft. 5 Ops. Seller will work back one day a week for a few months. FP \$550k
- 3152 LADERA RANCH PROVEN PRIME LOCATION-- now doing \$105K a month did near a million 22 consecutive yrs with PT Lady working 1 & 2 days a week modern 4 op office nrt to Starbucks, fast food VERY BUSY SUPER MARKET Full Price 165K
- 3153 PALM DESERT BUILDING BOOM GOOGLE DISNEY 624 ACRES RANCHO MIRAGE" 2900 elite homes with 5000 new upscale patients 3 miles from estb disabled GP doing \$250,000 with super staff in 1000sq ft 3ops on Hi Identity CA 111 parallel to Rodeo Drive of the Desert. Work 3 days do 600,000 or with implats a lot more FP 220 Super Bargain. RENT \$1685/mo
- 3154 CORONA DENTAL BUILDING 1800 SQ FT 5 OPS NEWLY RENOVATED. Hi identity Bldg with proper sign attract 50 NP per month. FP \$800k
- 3155 Baldwin Park. Million Dollar practice in 3 work days. Plus fantastic Hi identity Bldg on 18,000 sq.ft. Lot, 2,500 sq.ft. 6 modern ops. Full time operator will do \$1,500,000
- 3156 San Marcos 2,000 sq.ft. 5 Ops, rent \$3,600 Seller will work back. Only \$150k
- 3157 Winchester - Estb 2000. New High growth area. 4 Ops, 2 equipped. Gross \$150k, FP \$110,000
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