

# THE Dental Trader

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So. Calif. Edition

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**General Dentist** needed in Lancaster please contact Myra 323-456-7377 or email [kidsdental.myra@gmail.com](mailto:kidsdental.myra@gmail.com)

**DHP vacuum pump** 1HP 230volts. Sucks well but leaks at impeller seal. Make offer 661 803-6790

**Looking for** traveling endodontist in Lake Forest. Please email [drbs99@yahoo.com](mailto:drbs99@yahoo.com)

**SOCKET PRESERVATION / CREATION. TEMPORARIZATION ON IMPLANTS.** [yadm9092@gmail.com](mailto:yadm9092@gmail.com)

**Endo Rotary** - EndoDrivePlus (Barely Used) \$500; Please contact 323-523-5883 for any questions/pictures!

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

**Retiring Soon?** I'm currently looking for a dental office acquisition. Contact me at [dychoi12@hotmail.com](mailto:dychoi12@hotmail.com)

**Practice Sale.** Lake Forest 3ops. 1500sqft. Low overhead. Email: [lakeforestdental105@gmail.com](mailto:lakeforestdental105@gmail.com)

**DENTAL ASSISTANT** (DA or RDA) needed in Culver City private office. Applicants, please email [dentextdentalca@yahoo.com](mailto:dentextdentalca@yahoo.com).

**PERIODONTIST NEEDED,** Valencia / Santa Clarita. 1 days per month. Please contact: [1nimastr@gmail.com](mailto:1nimastr@gmail.com)

**GP needed** in Gardena. Parttime. Email resume to [zivadoostan@yahoo.com](mailto:zivadoostan@yahoo.com)

**Orthodontist Wanted** in Lakewood, CA for private practice. 562 999 3770 or text 714 357 1204.

**Pedo GP** seeking P/T position. 15 yrs experience, DentiCal provider, fast and efficient (949) 312-1310

**FOR SALE IN SANTA ANA** – Charts Only!! Contact California Practice Sales at 714-639-2775.

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**Looking for** experienced RDA/DA for small private practice. 4 days/week/Mon-Thurs. 661.373.4897

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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 Pedito. 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. **[PENDING]**

**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, Pedito, 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. **[SOLD]**

## D&M SERVICES

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- Practice & Equipment Financing
- Pre-Death and Disability Planning
- Locate & Negotiate Dental Lease Space
- Pre-Sale Planning

**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. **[NEW]**

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

**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 (N. SAN DIEGO COUNTY)** – (3) op comput. G.P. located in a smaller prof. bldg. on a main thoroughfare. Cash/PPO pts. No HMO, No Denti-cal, No Nights & No weekends. Annual Gross Collect \$200K+ p.t. Remodeled office, digital x-rays, new compressor & vacuum, & newer eqt. Seller refers out all Specialty work and does no advertising. **[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 Denti-Cal. 2021 Gross Collect \$585K+ on an easy 3½ day wk. (7) Days of Hygiene/wk. Eaglesoft Software, Digital X-Rays, & Chartless. (40) years of Goodwill. Seller moving out of state, but will assist with a short transition. **[SOLD]**

## UPCOMING PRACTICES FOR SALE

Camarillo, 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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**RDH Wanted** for holiday fill-in Lakewood, CA. 714 357 1204

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**Dental compressor, vaccum, xray unit, belmont chair** for sale. Call Dr. james 310-403-7809

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**Orthodontist looking to buy practice/partner** in SoCal. OC/LA/SD/ InlandEmpire. socalorthodoc@gmail.com

**LA JOLLA** 3 ops, 53 Yrs of Goodwill, PPO/Fee For Service. Greg Beamer 909-542-4891

**Selling Your Practice?** Get unlimited legal advice for \$4.5k-\$6k. See www.providerlegal.com.

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**DHP air compressor** 120v Copeland head uses oil. Runs ok but hard to start if under 48 degrees outside. 661 803-6790

**Walnut Leasehold.** Busy plaza, 1500 sqft. 5 ops, techwest compressor, progeny x-ray. \$150K Cuspidroute@gmail.com

**Tuttanauer 1730 MK** Gently used in good working condition Text (818) 304-6901

**Newport Beach sublease 3 days/wk available, 3ops, flexible terms**, please call 213-268-5947

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

**3136-OC-ASIAN** 5 Ops collects \$2,121,000 GP & 15% Ortho High net exceeds \$1 million CALL TOM FITTERER PPS 714-345-9659

**Well Established Dental Practice for sale located in San Diego County Ca. Asking Price \$450,000. Call/Text 626-739-8787**

**Office in Barstow, CA** is looking for a motivated energetic Dentist. E-mail resume dentalcareers.hr@gmail.com

**Oral Surgeon Associate Wanted** in Lakewood, CA. Please call/text 714 357 1204

**FOR SALE:** Scan X machine with pano \$3000. Plates size #1, 2 included. Good condition. janatran1@yahoo.com

**brookhurst dental group** in Garden grove needs dental assistants and dentist as as. call/text Stacy 714-800-9482

**Palm Desert** - \$725,000. Gross Collection of \$1 mil+! 3,196 sq ft. 3 hygiene. Dr. Rishi Salwan (888)8022340 DRE#02085289

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*Robert provided excellent advice and professional service for me during the entire process including the period after all of the contracts were signed.*

*Robert was efficient, fair, and has an exceptional understanding of the specialized area of dental practice transitions."*

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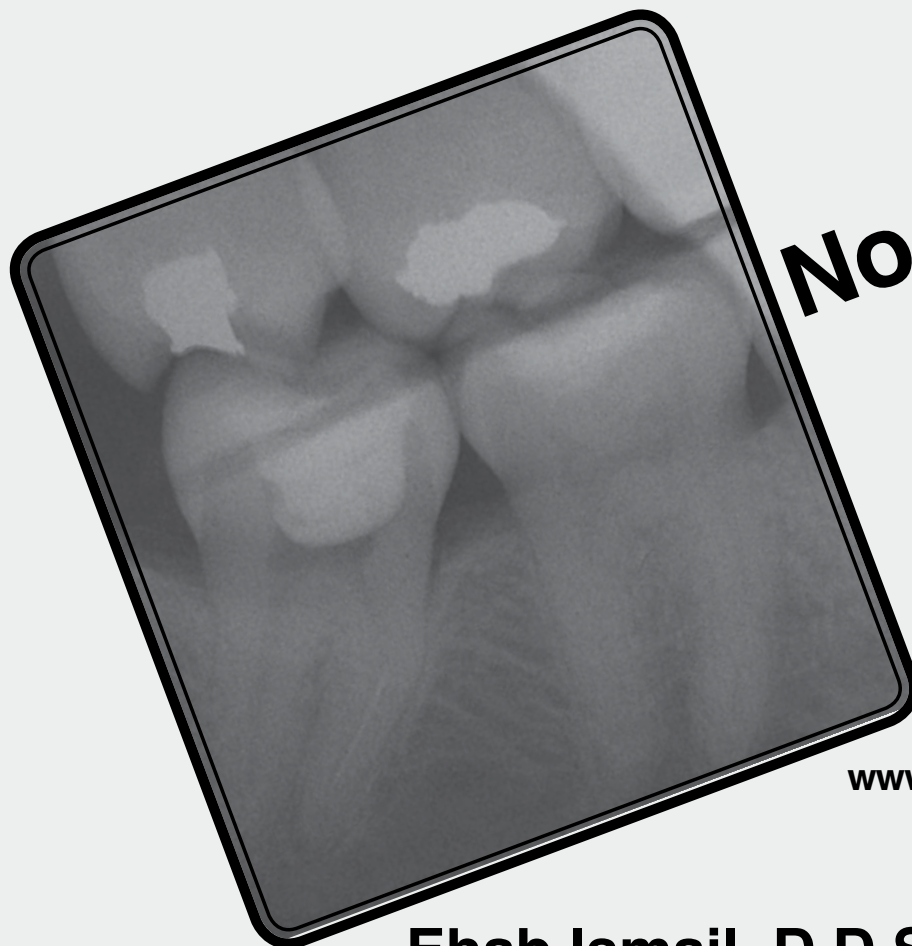
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**BAKERSFIELD GP FOR SALE** - 4 Ops, 19 Yrs. Goodwill, Medical Office Building, Large Consult Room, Digital. GR \$500K. HSDPT - Steve Caudill 951-314-5542 #CA3569 <https://dentalpracticetransitions.henryschein.com/listing/ca3569/>

**Associate Dentist** Wanted in Van Nuys. Great staff and potential to make high salary. Fridays 8-2pm. email: [info@vannuysdds.com](mailto:info@vannuysdds.com)

**General Dentist** Wanted - P/t min. 5 years of experience with good communication with patients and other treatment skills including implant placement. Office looking for motivated and caring Dentist. please e-mail resume [exceldentalcare@sbcglobal.net](mailto:exceldentalcare@sbcglobal.net) after you can call direct at 818-335-8080

**Dental practice** for sale in Fresno--dentist is retiring. 2 fully operational OPs and 1 op plumbed but not furnished. Price reduced to \$40,000.00.C&B, endo, Clearcorrect ortho, implants. (559)494-2049.

**General Dentist** needed for in Hawthorne/Long Beach/Bell / Compton please contact Myra 323-456-7377 or email [kidsdental.myra@gmail.com](mailto:kidsdental.myra@gmail.com)

**Traveling Oral Surgeons & Periodontists Coming to Your Office.**  
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**GP Wanted** to see pediatric patients in Fontana. Great compensation + bonus. Contact Myra at [kidsdental.myra@gmail.com](mailto:kidsdental.myra@gmail.com)



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we closed shortly  
after..."*

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

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- Real Estate Acquisitions

### **Los Angeles County**

#### **Long Beach: Space Sharing**

- Beautiful Long Beach 5 operator dental office space to share.
- Can use office together or alone.
- \$300/day. (Owner works M,W,F)

#### **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 equipped ops.
- Easy patient flow. 10-15 pts/day.

#### **Whittier: Price Reduction!**

- Asking (~~\$380K~~) \$345K!
- 2023 Productions ~ \$520K
- Mostly PPO/FFS. 3 eq. ops.
- ~1,680 sq.ft. Rent ~ \$3,000/month
- Seller semi-retires. Lots of outside referrals.
- Equipment includes iTero 5D

### **San Bernardino County**

#### **Upland - New Listing!**

- Starter Practice with Bonus of Patients
- Excellent Location: Large shopping plaza off Highway-66 with anchor grocery stores, restaurants and etc
- 3 operatories. Fair Rent.
- Asking \$120K!

### **Ventura County**

#### **Port Hueneme - New Listing!**

- Collections ~ \$550K
- Strip mall located at an intersection.
- 3 operatories. Low rent.
- Ideal for an owner run practice.
- ~ 60 % FFS/PPO and ~ 40% DentiCal

#### **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:**

- Anaheim: Starter Practice & Real Estate
- Riverside: High Production Practice
- Practice in Sonoma County

### **Orange County**

#### **Garden Grove: Price Reduction!**

- Asking \$340K w/ CT Scan (from \$380K)
- Collections ~ \$380K/annually.
- Large shopping plaza. 3 operatories
- Mixed insurances: PPO/Cash/HMO/DentiCal

#### **Newport Beach: Grosses \$500 - \$550K Asking \$225K (~ 50% Collections)**

- Prominent professional suite across from one of the largest shopping centers.
- Beautiful & classy practice
- 4 operatories. Rent ~\$12K/month

#### **Orange: Equipment & Leasehold**

- New equipment & construction.
- Excellent location: single standing building. Close to Katell and Tustin. Surrounded by retail centers. Front street. Ample parking
- 5 operatories: 3 equipped + 2 plumbed
- Asking \$430K (a fraction of build out cost)

#### **Santa Ana: Grosses ~ \$170 - 180K/year.**

- Within walking distance from South Coast Plaza and other large shopping centers.
- Seller Retires. Part time practice.
- 3 eq.ops. + 1 plumbed. Professional Suite

#### **Westminster:**

- 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 - Price Reduction!**

- Asking (~~\$170K~~) \$140K!
- Collections ~ \$300 - 350K/year
- ~ 70% HMO, ~30% FFS/Cash
- Capitation check pays rent.
- Just renovated. New Equipment.
- 3 eq. ops. ~ 1,150 sq.ft.

### **Northern California**

#### **Daly City - Collections ~ \$300K**

- Seller retires. Mostly PPO/Cash
- Part time practice. Low overhead.
- 2 eq. ops. + 1 plumbed.
- Single standing bldg. on main street.

#### **Fremont - Reduced Pricing!**

- Asking \$280K. Production ~ \$645K
- Large retail ctr close to Fremont Hub.
- 4 equipped ops. Fair rent value.
- ~ 50% DentiCal; ~50% Cash/others
- Runs with 1 Doctor + 3 staffs.

#### **Milpitas - Collects ~ \$550 - 600K.**

- Office has 25+ yrs of goodwill.
- Mostly PPO/Cash. No Denti-Cal.
- Strip mall: 3 eq. ops + 1 plumbed.
- Multi-specialty practice.

### **Northern California**

#### **Multi-Practice Opportunity with Real Estates in Northern California:**

- Opportunity to buy high production and multi-specialty practices.
- Mixed insurances.
- Many years of goodwill
- Please call for more details...

#### **Sacramento - Reduced Pricing!**

- Asking (~~\$150K~~) \$120K!
- Collections ~ \$195K-215K/yr
- Shopping Plaza. 2 eq.ops + 1 plumbed
- ~85% DentiCal & 15% FFS/PPO.

#### **San Jose - Price Reduction!**

- Asking (~~\$185K~~) \$150K
- Grosses ~ \$310K. 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 Rafael - Grossed ~ \$600K**

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

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

#### **Asking \$845K for BOTH Practice & Real Estate!**

- Office Collections ~ \$900K
- High profit margin.
- Doctor retires & selling practice with 15+ yrs goodwill. 3 eq. ops.
- ~60% DentiCal, ~40% PPO/others.
- Single standing bldg. w/parking lot.

#### **Sunnyvale: Practice & Real Estate**

#### **Asking \$1.65 M for Practice & RE**

- Collections ~\$900K -\$950K
- Stable & consistent income.
- Office accepts PPO/Cap/HMO & others.
- 4 eq. ops. ~1,200 sq.ft.

### **Dental Practice Wanted**

#### **Sellers - Call for a free consultation!**

*We have buyers looking for practices & real estates in:*

**Northern CA - Bay Area**  
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#### **LA County:**

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#### **Orange County:**

Fountain Valley, Irvine, Santa Ana, Orange

#### **Riverside County:**

Palm Dale and Palm Spring

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**DENTAL SHARE SPACE** - Leading to a buyout. 2000 SQ FT, 5 treatment rooms, cash practice-not insurance run. ALL ASPECTS OF DENTISTRY. IDEAL LOCATION- 3045 Telegraph Ave. BERKELEY, CA CONTACT: Steven Baldwin DDS 415-387-5711 [sjbaldwindds@gmail.com](mailto:sjbaldwindds@gmail.com)

**3137- West LA Pedo** grossing \$1.4 Includes \$400k from Brd Ortho Pedo will work back, does not want management PPS Tom Fitterer 714-345-9659

**FOR SALE IN MORENO VALLEY** - GP w/ 3 ops & 1 plmb. Collected \$451K for 2023. Contact California Practice Sales at 714-639-2775.

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**ORTHO OFFICE** for sale. Chula Vista, San Diego . Small office, huge growth potential, priced to sell! Ideal for satellite. Call 858-204 1704

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# Dental Practices For Sale



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for over 40 Years*

### Other Locations

**Inglewood** (upcoming) practice with gross revenues of \$1m

**Van Nuys** (upcoming) retiree with cash machine doing \$1.5m+

**North Hollywood** retiree with small practice, great location and small price

**Glendale** (upcoming) retiree with revenues of \$550k on PT sched

**San Bernardino** (upcoming) gross revenues of \$750k working 3 days

**San Diego** (upcoming) revenues of \$1.3m; conservative seller retiring

### 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.

### 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 2-3 more ops. 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. Modern, paperless, visually stunning office with 4 ops plus CBCT. Priced within everyone's budget.

### MORENO VALLEY

Retiree doing bread and butter dentistry with very stable revenues of \$750k annually on PT schedule. Super shopping center location next door to supermarket. 4 ops fully equipped. Non-advertising office. Over 20 years of goodwill.

### OXNARD

Retiree doing bread and butter dentistry with very stable revenues of \$400k annually on PT schedule. Heavily Hispanic population. 4 ops plus room for more. Seller owns condo – cheap rent. This office needs worker dentist

### SAN FERNANDO VALLEY

Retiree with PPO/Cash only practice. Shopping center location. Over 30 years of goodwill at same location. Predictable earnings. Revenues of \$600k+ annually on PT schedule. Office needs an upgrade, but terrific cash flow with loyal patients.

### TORRANCE

Ideal practice to acquire – conservative retiree with VERY busy hygiene program. Over 30 years of goodwill. Office is paperless. 4 ops fully equipped. Window line. Very easy to find location. Revenues of \$650k+ with no advertising, working 4 days. Long-term staffers. Seller willing to do 6-month transition.



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*To my dearest friend & business partner, Fred Sherman DDS, Practice Broker (retired):*

*This past holiday season, my family and I were honored to have Fred join us and spend time together.*

*It occurred to me that I have been remiss in not acknowledging the vast contributions of Dr. Sherman to the dental community as a whole and to me and my family. Perhaps some of you also have the privilege to know Fred - either thru his military service, many years of practicing dentistry in the Los Angeles area, or his 20+ years of working as a practice broker and my partner. Or possibly you had the good fortune of meeting him as a State Board Examiner or the various ethics committees he chaired in San Fernando Valley or for the CDA.*

*A learned and highly educated person, some of Fred's interests widely range from avid traveler, soccer referee, history buff, to more recently "big bang" theory enthusiast. In conversation, there is never a doubt as to his love of life, people from all religions and walks of life, inquisitiveness, enthusiasm, and general calm in his demeanor. A true gentle-man, which my family and I are blessed to call our dear friend.*

*Today, thankfully, Fred remains fit, healthy and spry, lives in Orange County, and is the proud dad to Andy Sherman, proud father-in-law to Renee and gushing grandfather to Keira and Kyle. He still coaches kids and attends college soccer games, enjoys theater, fine dining and an occasional old-fashion martini.*

*Many years ago, and surely with God's guidance, a dentist whose practice I sold referred me to Fred -- that was the luckiest day of my career !*

*On behalf of me and my family, we celebrate your life - Mazel Tov*

*and, THANK YOU for being such an important part our lives !*



*Fred (far left) and the Bermudez Family*



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# Prime Dental Practices for Sale

Location	Asking Price	Summary Info
<b>Central San Diego</b>	<b>\$1,200,000</b>	Unrivaled unique potential barely being tapped! Grossing \$1.7 mil, netting \$700,000. A business minded operator's dream. Awesome marketing system in place.
<b>Kearny Mesa</b>	<b>\$479,000</b>	GP practice. 4 ops. Seller retiring and moving out of state. Practice located in the heart of San Diego, adjacent to Sharp Memorial hospital and Childrens hospital (could be converted to Peds or family office.) Easily accessible (located at the intersection of 3 main San Diego freeways) with plenty of parking. A lot of upside as seller refers out many procedures.
<b>Coastal San Diego</b>	<b>\$899,000</b>	4 ops. Stand alone dental building on corner lot in the premier San Diego Coastal community. Real Estate is also for sale. Majority of specialty work being referred out. Dream clientele, dream location, dream practice.
<b>San Diego Inland</b>	<b>\$475,000</b>	GP practice with opportunity to purchase the real estate! Beautifully appointed modern buildout in great location. The buildout on this is second to none with spacious well equipped ops with lots of natural light and views from the chair. A must see and a rare opportunity to also purchase the real estate in a coveted central San Diego community.
<b>Temecula</b>	<b>\$424,000</b>	GP practice. 5 ops. Relatively new equipment in prime location with easy access and plenty of parking. Motivated seller who loves the practice but has another 60 miles away that will become his focus. Seller financing might be available. Definitely come see this one!
<b>North County Inland GP</b>	<b>\$725,000</b>	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.
<b>San Diego ORTHO</b>	<b>\$449,000</b>	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.
<b>San Diego GP</b>	<b>\$1,099,000</b>	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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**Endo office for sale. +15 yrs good will. beautiful office 4 ops. north coast san diego. TDO software. global microscope. seller will stay for transition if needed. email at oceandentalsandiego@gmail.com**

**NEAR LOMA LINDA** - 3 Ops. Room for growth. Currently only part-time. Rev \$350K ddsmatch.com 855-546-0044

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

**Office for lease.** 1,500.= sqf. Los Feliz area. 4 operatories. Only PPO and cash. Free patient parking on site. drsoler23@gmail.com

**office leasehold for sale. 4 fully equipped op/4 xray/delivery system. perfect for new GP or specialist. north coast san diego. \$170k. email mitrab91@yahoo.com**

**FOR SALE: Van Nuys Real Estate** \$1,790,000 - Newly remodeled high-end space, 1,400 SF, 4-ops, private parking. info@integritypracticesales.com (855) 337-4337



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"I highly recommend Dr Jeng as a dental attorney. His experience as a dentist combined with his legal experience gave me the confidence to enter into a share office arrangement. He was always available to answer my calls and addressed all my concerns and questions."

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"Dr. Chester Jeng represented me in my last two dental office purchases. Very professional and helpful. He is my go to lawyer for my legal needs."

Dr. K Chou, Hacienda Heights, Ca

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**Associate(specialist only)** wanted/sace share(seperate one operatory with Belmont unit will be offered)/15424 Nordhoff St. North Hills, Ca 91343(Dr. Sam, GP,818-891-0745/cell 747-204-6808/ northhillsdental@aol.com)All the terms and conditions will be discussed and negotiated. A possibility of new office with 4-5 operatories will be available in short time at next door.

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**Huntington Beach** GP office for sale. 1600sf, 5 rooms (2 equipped). NO Patients. CBCT and intraoral scanner. OfficesaleOC@gmail.com

**Sherman Oaks, CA- 3,000 SF** space perfect for dental specialist for custom build out. Endodontist is building out a new office and is seeking another specialist to build out the adjacent suite in tandem. Storefront is on Ventura Blvd. Your office will be built-to-suit. Parking available as well! Call Hareem (619)254-8656

**ICat CT** scan, 3 Pelton crane dental chairs, 5 progeny X-ray unit, autoclave for sale 310 857 8496

**CHULA VISTA GP FOR SALE** - 3 Ops + RE, 44 Yrs. Goodwill, Solid Patient Base, Room for Growth. 2022 GR \$676K. HSDPT- Christy Conway - 619-889-6482 #CA3767 <https://dentalpracticetransitions.henryschein.com/listing/ca3767/>

**ASSOCIATE DENTIST WANTED** Busy office in LA. Minimum 2 years experience. Part time ok. \$800-\$1000/day plus BONUS. Must be proficient with amalgams. Send resume to Admn75@yahoo.com

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**Porter Ranch Ortho practice** collects over \$300,000 on 2+ days per week. Averages 5 starts per month. Professional building. 4 chairs, digital pan cep. Motivated. Asking \$80,000. Call Kurt Skarin at 805-777-7707

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**Fresno:** Well established Madera general dentistry practice. Located on Ave. 12 near Hwy 41. Updated. Five (5) operatories. Profitable. (DRE01993607) (818)522-9123

**Irvine, very** good location, Ortho Dr. retiring, also good for any speciaty, or GP. everything negotiable. 800 sqf, non-Irvine company, with view. 2 ops with potential 3 714-404-5077 or leave messages.

**3143- TORRANCE** Estb 1984 Seller bought in 1998 built new bldg in 2016 6ops 70 to 100,000 autos pass daily New patients now 50 per month Call Tom Fitterer PPS 714-345-9659

**Rent Dental Chair - Beautiful Boutique Office in Century City, Los Angeles - at least 1 day/week - Email** [ddsla22@gmail.com](mailto:ddsla22@gmail.com)

**Eugene/Springfield, Oregon Practice and Building** for Sale. Price reduced \$110,000. Great building and practice available in Eugene/Springfield. Collecting over \$900,000. 5 ops and room for more and/or rent out upstairs space. Contact Megan@omni-pg.com, 503-830-5765. (ORD157)

# When it Comes to the Sale

## DENTAL PRACTICES FOR SALE

**DENTAL PRACTICES FOR SALE:** Burbank, Calabasas, Encino, Fontana, Fountain Valley, Fullerton, Huntington Beach, Los Angeles, Oak Park, Porter Ranch, Santa Clarita, Santa Maria and Simi Valley.

**SANTA MARIA GENERAL PRACTICE FOR SALE:** Outstanding practice opportunity. The practice averages \$2,250,000 in collections with an average net income of \$1,100,000 per year. Seller works five days per week with six days of hygiene per week. 60-70 new patients per month. No HMO or Denti-Cal. Seller refers pedo, ortho, perio surgery, and difficult oral surgery. The office has 8 equipped operatories with digital x-rays, panoramic x-ray, Cerec, 3D printers, and Sonoendo unit. All of the latest dental technology. Seller is moving. Asking \$1,575,000.

**SIMI VALLEY GENERAL PRACTICE FOR SALE:** This practice has tons of potential. Seller refers all endo, all oral surgery, all perio and all ortho. There are five days per week of hygiene with hygiene, exams and x-rays accounting for more than 40% of the total production. As of the end of November, the practice is on track to collect just over \$700,000 for this year with net income of over \$200,000. The practice averages 13 new patients per month with no advertising, no capitation and no Denti-Cal. The office has 4 equipped operatories with digital x-rays and Dentrix software. Seller is retiring. Asking \$520,000.

**ORANGE COUNTY ORAL SURGERY PRACTICE FOR SALE:** Established in 2000, this practice collects an average of \$950,000 per year with an average net income of \$394,000 per year on three days per week. 70% of the practice production is from exams and extractions with just 30% from implant related procedures. Practice gets 50-60 new patients per month from just over 50 different referral sources. The office has two surgical operatories and two exam operatories. Seller is retiring and moving out of the state. Asking \$590,000.

**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 \$80,000.

**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.



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The notion of selling your dental practice with the accounts receivable and moving headache free into retirement is appealing. But that is only true if you were to sell all of your accounts receivable. There is no logical reason, other than lining the broker's pocket, to include a portion of your accounts receivable only to take back the uncollectable accounts after the buyer has skimmed the initial money collected.

The broker might assert that by including the first \$40,000 of your accounts receivable in the sale will give the buyer their necessary working capital. Nonsense! The buyer can borrow the same \$40,000 from the bank. They don't need any of your accounts receivable. The real reason is that by including that initial \$40,000 of your accounts receivable increases the sale price of the practice which increases the "perceived" value that you are getting for your practice and it increases the broker's commission. Nothing more, nothing less.

There are some valid reasons to include the accounts receivable with the sale of a practice, i.e. if you are moving out of state, making it difficult for you to do any rebilling after the buyer's time for billing your accounts has expired or if the sale is occurring as a consequence of the death of the practitioner. In those cases, all of the accounts receivable are sold and sold at a discount, because not all of the accounts receivable will be collected and the buyer will need to wait for their money as opposed to using a line of credit from the bank.

If accounts receivable are being sold, Lee Skarin and Associates does not charge a commission on the portion of the sales price attributed to those accounts receivable. No broker should be that greedy. For all your practice sale questions, call **Kurt Skarin at 805-777-7707**.



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12.23

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### South Orange County

FFS/PPO Restorative Practice.  
1,156 Sq. Ft. Suite/5 Years Old.  
2022 Revenues \$523,487.  
2022 41.04% True Net Profit.  
Asking **\$440,000.**

#1171

### Pomona

Legacy Dental Office.  
FFS/PPO/HMO/Dental. 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.  
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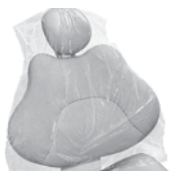
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## Sterilization Pouches

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2.25"x5" | 2.75"x10" | 3.5"x6.5" |  
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- Dr. Kim

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**BAKERSFIELD | \$1,100,000 + \$925,000 Real Estate | 6 ops | #10153** Established dental practice in affluent area since 1999, featuring five well-equipped operatories and advanced technology. Strategically located on Stockdale Highway with real estate available, catering to private insurance patients and offering excellent visibility. José (925) 382-9525

**SAN LUIS OBISPO VACANT DENTAL OFFICE | 11 ops | #10136** Comprised of 2 suites, this space can be leased or purchased and can be done as a combo, or the suites can be separated. Fully remodeled and very well-located. This is a dentists DREAM! Please call the agent for more details! Darren (805) 878-0633

**VAN NUYS VACANT OFFICE | \$1,650,000 | 4 ops | #10160** Freshly remodeled and modern 1,400 sq ft office in Van Nuys, easily configurable for medical or dental use. Features four private treatment rooms, plenty of open space, ample storage, parking for six, and prime visibility near the 405 freeway. Eddie (310) 595-0203

DRE: #01911548



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

**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

**Ladera Ranch | \$325,000 | 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 | \$255,000 | 4+ops |** #10125 TOP RATED boutique in affluent neighborhood. Tim (714) 272-8404

**Glendora | \$125,000 | 4 ops |** #10154 Boutique office strategically loc. in busy shopping plaza. Ken (805) 338-5850

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

**SOLD! LANCASTER | \$380,000 | BY AL GALVIS**

**IN ESCROW! Rancho Cucamonga Pediatric | \$1,085,000 | 9 ops |** #10113 Scalable & state-of-the-art. Ken (805) 338-5850

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

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

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

**IN ESCROW! Upland | \$275,000 | ops |** #10158 FAST-START built new in 2016, busy shopping center! Ken (805) 338-5850

**NEW! Van Nuys Vacant Office | \$1,790,000 | 4 ops/offices |** #10160 Newly remodeled w/ parking. Eddie (310) 595-0203

**NEW! San Diego | \$385,000 | ops |** #10161 1,600 SF, hi-end built-out, retail location off I-15, hi-vis! Tim (714) 272-8404



**SD, OC, IE**  
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DRE# 02107070  
(714) 272-8408



**LA COUNTY & VENTURA**  
Ken Skeate  
DRE# 00885612  
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**LA COUNTY**  
Eddie Delshad, DDS  
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**INTEGRITY**  
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**SOLD SIMI VALLEY | \$399,000 BY KEN SKEATE**

**IN ESCROW! Chino Hills | \$125,000 | 3+ ops |** #10066 FAST-START/MERGER in 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 | \$140,000 | 4 ops |** #10093 Phenomenal location, and great jump start opp! Tim (714) 272-8404

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

**NEW! Oxnard Turnkey | \$149,950 | ops |** #10152 Move-in ready, hi-end \$400K buildout, lots of natural light! Ken (805) 338-5850

**SOLD OXNARD | \$395,000 BY KEN SKEATE**

**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

**Anaheim Hills Fast-Start | \$650,000 | 9 ops |** #10147 Multi-specialty, luxe, 3,798sf, GROWTH OPPTY! Ken (805) 338-5850

## VENTURA & SANTA BARBARA

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

**IN ESCROW! Santa Maria | \$647,000 | 4 ops |** #10124 Boutique 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**

**IN ESCROW! Santa Barbara | \$1,256,000 | 5 ops |** #10148 Strong office with 60 years goodwill! Darren (805) 878-0633

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**CENTRAL COAST**  
Darren Hulstine,  
Partner  
DRE# 01899816  
(805) 878-0633



**CENTRAL VALLEY**  
José Virrueta  
DRE# 01998219  
(925) 382-9525

**NEW! Santa Maria | \$225,000 | 3 ops | #10164** Profitable GP located on a major shopping corridor. Darren (805) 878-0633  
**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

**NEW! Fresno Endo | \$300,000 | 4 ops | #10162** State-of-the-art office w/ tons of space and potential! José (925) 382-9525  
**Dinuba + RE | \$450,000 + \$420,000 | 5 ops | #10120** Profitable GP w/ sig. growth potential! José (925) 382-9525  
**IN ESCROW! Fresno + RE | \$325,000 + \$265,000 | 4 ops | #10121** Well-est. GP in 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  
**Ukiah | \$360,000 | 4 ops | #10135** Paperless, Panorex, X-rays, modern buildout. José (925) 382-9525  
**Hanford | \$290,000 + \$410,000 RE | 4 ops | #10145** 40+ yrs goodwill, impeccable building! José (925) 382-9525  
**IN ESCROW! Tracy | \$1,495,000 | 10 ops | #10149** Successful, modern, high-tech, collects \$2M annually. Nelson (510) 501-1959  
**Fresno + Real Estate | \$280,000 + \$849,000 | 5 ops | #10017** Pristine office located off Highway 41. José (925) 382-9525  
**IN ESCROW! Tulare County Fast-Start + RE | \$300,000 + \$566,000 | 3 ops | #09916** Near City Hall. José (925) 382-9525  
**SOLD VISALIA | \$1,836,525 BY JOSÉ VIRRUETA**  
**SOLD MODESTO | \$535,000 BY NELSON REYNOLDS**  
**Porterville | \$300,000 | 6 ops | #10067** Popular shopping plaza, many quick opptys for serious growth! José (925) 382-9525  
**SOLD DELANO | \$1,200,000 BY JOSÉ VIRRUETA**  
**SOLD VISALIA | \$1,050,000 BY JOSÉ VIRRUETA**  
**Bakersfield Prosthodontic | \$320,000 | 4+ ops | #10107** Thriving FFS Practice w/ unique enormous potential! José (925) 382-9525  
**NEW! Daly City | \$300,000 | 6 ops | #10163** Thriving cutting-edge GP off major HWY poised for success! Nelson (510) 501-1959  
**IN ESCROW! Bakersfield + RE | \$650,000 + \$800,000 | 6 ops | #10119** Established GP near downtown! José (925) 382-9525  
**Salinas | \$300,000 | 5 ops | #10150** Fully fee-for-service in busy shopping center and 25 yrs. goodwill. Scott (650) 374-9383

**IN ESCROW! Fresno | \$325,000 | 5+ops | #10110** 2,000+ patients, near FWY w/ Room to expand. José (925) 382-9525  
**Madera | \$453,000 + \$625,000 RE | 5 ops | #10151** Great loc. w/ tons of untapped potential! José (925) 382-9525  
**Bakersfield | \$1,100,000 + \$925,000 RE | 6 ops | #10153** José (925) 382-9525

## BAY AREA, SAN LUIS OBISPO & MONTEREY COUNTY

**San Luis Obispo Dental/Medical | For Sale -OR- For Lease | #10136** 2 suites combined/separately. 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 | \$60,000 + \$495,000 | 4 ops | #10073** Tons of room for growth! Scott (650) 374-9383  
**SOLD SAN JOSE | \$1,700,000 BY SCOTT TAYLOR**  
**NEW! San Jose | \$259,000 | 6 ops | #10155** Heart of SJ! Pelton & Crane, CBCT, N2O, stunning facility! Nelson (510) 501-1959  
**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  
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**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. **Projecting \$338K for 2023. 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.** Please contact your CPS Broker for more details. **Property ID #5459.**

**LAGUNA HILLS – LEASEHOLD** – The beautiful and spacious practice is located on the second floor of a two-story building and has always been a dental office for the past 30+ years. This office would be great for a doctor who is interested in starting a multi-specialty practice. The 1,800 sq. ft. suite is equipped with 6 operatories and a brand new CT Scanner. In a great location with surrounding residential areas and great signage. Along with Leisure World, the senior center that has 200,000+ residents, and can be a good source for elderly patients. The seller outgrew the location and wants to focus on their Periodontal office in Mission Viejo as a Periodontist. For the right buyer & a timely transactions, the seller will gift some charts to the buyer! **Property ID #5473.**

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- Great signage w/ much traffic passing
- Newly Remodeled

**Property ID #5442**

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**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. **Projecting \$415K for 2023. Please contact your CPS Broker for more details. Property ID #5450.**

**GARDENA** – Our spacious office is beautifully remodeled, from new flooring to furnishing. This location also has a very rare gross lease; there are no CAM, no NNN fees, and a fixed rent through March of 2025. While our office is in a professional building, the building is located in a shopping center; it also has signage on a main thoroughfare and entrance to the shopping center. This office has a diverse convergence of neighborhoods and a rich blend of cultures; this is obvious as you walk through the busy shopping center where our office resides, and the retail and restaurants located on the main thoroughfare in front of our office. With convenient access from the 110, 91, and 105 freeways, our office is also next to several colleges. Please contact your CPS Broker for more details. **Property ID #5463.**

**GLENDORA** – Well-established practice with 50+ years of goodwill. The practice is located in a two-story medical arts center on the second floor. Conveniently there is an elevator to get you to the second floor! The retiring doctor works 4 days a week and sees about 6-10 patients a day and 16-18 new patients a month! The suite is approximately 1,050 to 1,100 sq. ft and is equipped with 4 operatories. Has an ample parking lot. Near residential areas with great signage to show the heavy traffic flow on the main street. **Grossed \$499K for 2022 & Projecting \$563K for 2023. Buyer's Net of \$265K.** Please contact your CPS Broker for more details. **Property ID #5467.**

**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 operator. 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 operator. 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 \$795K.** 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 \$410K for 2023. Property ID #5433.**

**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 Dentrix 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 \$2.2M for 2022. Buyer's Net of \$474K.** Please contact your CPS Broker for more details. **Property ID #5432.**

**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 operator 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 \$467K for 2023. Buyer's Net of \$127K.** Please contact your CPS Broker for more details. **Property ID #5451.**

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Juana Dominguez  
Transition Coordinator

**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 24-hour office 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 \$1.1M for 2023.** Please contact your CPS Broker for more details. **Property ID #5434.**

### ORANGE COUNTY LISTINGS

**ANAHEIM** - Our practice has over 35 years of goodwill to offer! The Seller who started the practice has been the only owner, and the Seller is ready to retire. The Seller owns the building and provides a competitive lease, so you don't have to worry about working with some far-away corporate entity. The free-standing building allows you to be the only tenant and not compete for the ample parking spaces. The Seller is 100% reliant on patient referrals and does no marketing, allowing for expedient growth by marketing to the surrounding communities. As you can see from the breakdown of procedures, we are sending out the most complex procedures and specialties while placing only a few crowns; implants are being restored and not being placed as well. The Seller has an Iva Digital Sensor and a Dement Soft Tissue Laser but does not use them. So, if you have the right skill set, you can immediately increase income in the practice. **Practiced grossed approximately \$290K for 2023.** Please contact your CPS Broker for more details. **Property ID #5466.**

**ANAHEIM** - Well-established practice with 23+ years of goodwill. The 1,100 sq. ft. suite is located in a one-story shopping center and the seller has exclusivity that no other dentist is permitted in the shopping center! Is equipped with 4 spacious operatories. The seller sees patients once a week and sees about 5-8 patients a day and 6-10 new patients a month. The practice is on a main street with lots of street visibility and a high traffic flow. Not a lot of advertising is done but patient referrals and insurance directory. Shopping center has an ample parking lot. **Grossed \$141K for 2022.** Please contact your CPS Broker for more details. **Property ID#5469.**

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

**BUENA PARK** - Well-established practice with 39+ years of goodwill. The 1,200 sq. ft. suite is located in a one-story shopping center and equipped with 4 operatories. The seller sees patients 1 day a week and sees about 5-8 patients a day and approximately 6-10 new patients a month. The practice is in a corner location with great street visibility and an ample parking lot. Advertising for the office is mainly patients referrals and from the insurance directory. **Grossed \$177K for 2022.** Please contact your CPS Broker for more details. **Property ID #5470.**

**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.**

**COSTA MESA** - Well-established practice with 16+ years of goodwill. The approximate 3,009 sq. ft. suites are in a two-story professional building that is equipped with 3 operatories. The doctor sees an average of 7-10 patients a day and 10-12 new patients a month. The hygienist in the office works every Wednesday and sees about 5-6 patients. Half paperless half paper chart. Extra storage room for future expansion. Minimal advertising website and patient referrals. Modernized office. Desired location. **Grossed \$625K for 2022. Seller's Net of \$265K.** Please contact your CPS Broker for more details. **Property ID #5408.**

**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.** Please contact your CPS Broker for more details. **Property ID #5459.**

**LAGUNA HILLS - LEASEHOLD** - The beautiful and spacious practice is located on the second floor of a two-story building and has always been a dental office for the past 30+ years. This office would be great for a doctor who is interested in starting a multi-specialty practice. The 1,800 sq. ft. suite is equipped with 6 operatories and a brand new CT Scanner. In a great location with surrounding residential areas and great signage. Along with Leisure World, the senior center that has 200,000+ residents, and can be a good source for elderly patients. The seller outgrew the location and wants to focus on their Periodontal office in Mission Viejo as a Periodontist. **Property ID #5473.**

**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.**

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Alex Baylon, V.P.  
Lic. #02128087

# CALIFORNIA

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### SANTA ANA – CHARTS ONLY!!

**SAN CLEMENTE** – Well-established Ortho practice with 15+ years of goodwill. The seller works 2 days a week and sees an average of 25-30 patients a day and about two starts a month. Approximately 58 Phase 1 patients and 88 Phase 2 patients. 90% straight-wire 10% Invisalign office. 1,977 sq. ft. suite is located in a two-story eight-tenant medical building that is equipped with one operator and 4 chairs in an open bay, with 1 plumbed space! The income source is 70% Cash and 30% Ins. Computerized with Ortho2 Viewpoint software. Patient referrals, Magazines, Google/Yelp & GP referrals. **Practice grossed \$385K for 2022.** Please contact your CPS Broker for more details. **Property ID #5464.**

**TUSTIN** – Well-established practice with many years of goodwill. The 1,230 sq. ft. suite is located on the first floor of a two-story building and is equipped with 4 operatories. The office has 3 associates working in the practice and the retiring doctor comes in as needed. The associates approximately see 15-20 patients a day about 50 new patients a month. There is very minimal advertising coming from the practice and is mainly advertised by patient referrals. The practice has an ample parking lot, it's near residential areas, and a shopping center close by. **Seller is the landlord. Practice grossed \$715K for 2022 & Buyer's Net of \$409K.** Please contact your CPS Broker for more details. **Property ID #5468.**

**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. **Projecting \$325K for 2023.** 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.**

**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 & Projecting \$460K for 2023.** Please contact your CPS Broker for more details. **Property ID #5430.**

**PALM DESERT W/ REAL ESTATE!** - What an incredible opportunity to be in control of your destiny by owning the real estate to what is one of the most beautiful practices you have ever walked into! All nine operatories each have a theme of a different country, exquisitely decorated and, as you will see, adorn with the latest technology throughout the practice. And as if that was not enough, the profitability is through the roof now, with plenty of room for growth for a Buyer that can spend more time in the practice. After Buying the real estate, the Seller opened the practice in 2008 and has done exceptionally well in this high-end community ever since. Ensure you contact your CPS Broker expediently or live with the regret of missing this opportunity of a lifetime. **REAL ESTATE IS INCLUDED! Grossed \$1.8M for 2022. Buyer's Net of \$550K. Property ID #5435.**

**ONTARIO** – The well-established practice with 28+ years of goodwill is located in a one-story plaza. The retiring doctor currently works 3-4 days a week with an associate 2 days a week. The doctor sees an average of 11-13 patients a day and the associate sees about 10-12 patients a day. They both see approximately 20-25 NEW patients a month! Income source is mainly insurance at 70% and Cash/MediCal at 15% each. Does minimal advertising and is 100% patient referral. The 1,200 sq. ft office is equipped with 4 operatories and a Phot-X11 X-ray. Most of the equipment is in good or fairly new shape. Is in a great location with lots of street visibility and signage. **Grossed \$977K for 2022. Buyer's Net of \$417K.** Please contact your CPS Broker for more details. **Property ID #5415.**

## 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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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Rick Conwell  
Lic. #01761368

**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 card payments. 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.**

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

**FALLBROOK – REDUCE PRICE!!!** The retiring doctor started the well-established GROWING practice from scratch with 21+ years of goodwill to offer now. Several offices in a professional building have recently closed in the area, and they get as many as 5-6 NEW PATIENTS A DAY! The doctor currently works 4 days a week, with 1 hygienist working 3 days a week. The doctor sees an average of 6-4 patients daily, though additional new doctors days or patients per day are needed due to INCREASING NEW PATIENTS. The hygienist sees an average of 8 patients a day. The practice is mainly insurance (70%) and some cash (30%). To date, the Seller does NO MARKETING and is totally reliant on patient referrals. **Grossed \$352K for 2022 & Projecting \$406K for 2023.** Please contact your CPS Broker for more information. **Property ID #5404.**

**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. **Projecting \$443K for 2023.** For more details contact your CPS Broker. **Property ID #5443.**

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##### DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

**John W. Knipf:** [jknipf@calpracticesales.com](mailto:jknipf@calpracticesales.com)

**Robert A. Palumbo:** [rpalumbo@calpracticesales.com](mailto:rpalumbo@calpracticesales.com)

#### BUYER'S:

##### DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

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

**Alice King:** [aking@calpracticesales.com](mailto:aking@calpracticesales.com)

**Rick Conwell:** [rconwell@calpracticesales.com](mailto:rconwell@calpracticesales.com)

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**HAWTHORNE** 6 eq. op., 1,600 sq. ft. suite, Projecting \$409K. Greg Beamer 909-542-4891

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**3161- RIVERSIDE** Estb 30 yrs Lady DDS gross \$240k working 2 days, did \$400k+ working 4 days 3 ops. Dential, Rent 1350 would work back to do Ortho FP 250k. Call Tom Fitterer 714-345-9659

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Very profitable Santa Rosa GP practice – Doctor retiring.

Great area, four fully equipped ops averaging \$700K annually on 4 day work week.

**Priced at \$389K**

(medical emergency forces quick sale)

Highly motivated seller will work with buyer for smooth transfer.



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**PRACTICE SALES • PARTNERSHIPS •**

### SOUTHERN CALIFORNIA

**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. Combined collections of \$645,000 for 2022. All Specialty referred out. #CA3514 - Kaira Stewart-949-220-6216

**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. Combined collections of \$645,000 for 2022. All Specialty referred out. #CA3515 - Kaira Stewart-949-220-6216

**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 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

**HUNTINGTON BEACH** - 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/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 /

**LOS ANGELES** - High-Tech practice that borders Mid-Wilshire/Koreatown for sale. Located on the main floor of a high-rise medical/business building with underground parking. GR are over \$900K. 5 Ops in 3,470 sq. ft., 2 plumbed Ops with potential to add more. Open Dental Software, Paperless, 3 Shape scanner, Vatech 3D cone beam, and digital x-ray. Equipment is 3 years old and all specialty work is referred out except for implants. 80% fee for service, 20% PPO. #CA3376 - Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3376/>

**MANHATTAN BEACH** - 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/>

**ORANGE COUNTY** - 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>

**CHULA VISTA - NEW LISTING** - Exceptional opportunity to acquire a well-established dental practice with 44 years of goodwill along with the real estate in the heart of Chula Vista. This practice, grossing \$676k in 2022 and on track to do the same in 2023, operates efficiently with 5 days of hygiene and 5 Doctor days per week. Solid patient base with 64% FFS, 36% PPO. With a strong staff in place. The practice has consistently referred out specialty work, and therefore has a lot of room for growth. Situated in a free-standing building on a corner lot, this 1,100 sq. ft. practice has 3 Ops. #CA3767 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3767/>

**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: Dentrrix, 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/>

# DENTAL PRACTICE BROKERAGE

## Making your transition a reality.

### VALUATIONS/APPRAISALS

**HILLCREST - NEW LISTING** - Rare opportunity to acquire a well-established book of business through a Chart Sale! Collections for YTD 2023 stand at \$292k and \$329k in 2022. The patient mix includes 69% cash and 31% PPO (no Delta Premier). With 550 patients seen in the last year and 850 in the last two, this practice offers a solid patient base. Doctor is ready to retire and looking to find his patients a great new dental home. #CA3749 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3749/>

**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/>

**SAN DIEGO - NEW LISTING** - Successful 4 Op Perio. Collected \$1.3 million in 2022 and is on track for the same in 2023. 29 years Goodwill, 1,350 sq. ft. with ocean views in 2 Ops and the Doctor's private office. Advanced technology like CEREC PrimeScan, LANAP Laser, CBCT and more! 24 new patients monthly, with a mix of 79% FFS, 15% PPO and 7% HMO. #3737 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3737/>

**RANCHO BERNARDO** - Established GP practice for sale. 2022 collections were \$531,000. The practice is well-equipped with brand new technology, four (4) operatories, 27 years goodwill, 20 new patients monthly, and is 50% Cash, 50% PPO. It also has a holistic focus and refers out most specialty cases. #3721 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3721/>

### CENTRAL CALIFORNIA

**GREATER FRESNO AREA** - 7 Ops in best part of Fresno area, 11 days of hygiene per week, strong Ortho production, Dr. willing to work back up to 5 years, and 2021 Gross Receipts \$1.641M. #CA3405- Jay Harter 916-812-0500

**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/>

**PORTERVILLE** - 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/>

### • ASSOCIATESHIPS • CONTINUING EDUCATION

**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 Dentrrix 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, Dentrrix, Digital Conebeam and CAD/CAM #CA3571- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3571/>

**CHICO/PARADISE AREA** - High-end GP in highly-desirable area, 7 Ops, Dentrrix, 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 <https://dentalpracticetransitions.henryschein.com/listing/CA1715/>

**GREATER LAKE TAHOE AREA** - Great Price for 6 Op beautiful Tahoe GP practice at \$984K Production in 2021. #CA3374- Jay Harter 916-812-0500

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

**GREATER SACRAMENTO METRO AREA** - \$1.35M+ 2022 Production Prosthodontic Specialty Practice in highly desirable Sacramento Metro community, 4 Ops, Dentrrix, Digital Pano, "Trios" scanner. #CA3723 - Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3723/>

**GREATER SACRAMENTO METRO AREA** - High-end Peds Specialty in highly-desirable area, 7 Ops, Dentrrix, 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) Operatory practice with over 60 years of Goodwill. GP \$664K Collections. #CA2809- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca2809/>

**MARIN COUNTY** - 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 I-Tero 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 Dentrrix 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/>


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**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 is equipped with the latest and cutting-edge technology! #CA3360- Nicole Lena - 925-989-8118

**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, Dentrrix 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/>

**ROCKLIN / ROSEVILLE / AUBURN AREA - NEW LISTING** - Amazing Opportunity to Acquire a \$1M+ GP Practice in One of the Most Desirable Areas of Sacramento Metropolitan... Rarely Available - Low Price! #CA3765- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3765/>

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

**SACRAMENTO HIGHWAY 50 CORRIDOR/RANCHO CORDOVA/FOLSOM/RESCUE AREA** - \$742K 2022 Collections GP Practice in high-traffic Freeway exit location, 4 Ops, Practice Works, Seller to assist in transition. #CA3771- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3771/>

**SALINAS** - General Practice with 39 years in the community. Advanced technology equipped; Cerec, Dentrrix, 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** - 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, Dentrrix 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** - 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. Fully digital 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

**SAN JOSE** - 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** - 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/>

**SONOMA COUNTY - NEW LISTING** - GP Practice with 37 years Goodwill. 3-day work week, 5-day hygiene maintenance program supporting crown and restorative procedures with specialty work referred out. 1,350 sq. ft., 4 fully equipped Ops (with room to expand). Dexis digital sensors, Dentrrix, intraoral camera, laser, and is paperless. The owner wants to retire and travel, therefore asking for the below appraisal and market value. Offers being entertained at a low 40% of the average Gross Revenue. #CA3726 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3726/>

**SONOMA COUNTY - NEW LISTING** - Established GP, 1.2 million GR, 5 days' hygiene, 4-day work week. A buyer's dream marketing location, a modern stand-alone building is off a major interstate highway and one of the busiest intersections in Sonoma County! A rare opportunity to purchase and own both the Practice and Real Estate. Roomy approx. 2,500 sq. ft. 360 panoramic window views, 6 Ops, 6 plumbed, 4 equipped in use. Fully digital 3D scanner and Panoramic Digital x-rays, using Eaglesoft practice management software, serving an estimated 2000 patients. The seller is retiring and offering a smooth transition. #CA3783 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3783/>

**SOLANO COUNTY AREA** - 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 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** - 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** - 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/ca39/>

**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 established loyal patient base, consistent gross 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** - 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/>



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**VACAVILLE** - 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

**HONOLULU** - 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 a large waiting area. Over the last 18 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

**CENTRAL OREGON COAST - NEW LISTING** - Amazing GP practice working 2.5 days a week! 38 years Goodwill with a stable economic base. Located in a beautiful standalone building, 2,800 sq. ft., 4 Ops, excellent street frontage and free parking. Dentrix PMS, 11 workstations and is in the process of being paperless. Features ADEC chairs, Dexis IO, Cerec, Digital X-ray and Nitrous. Refers out Ortho and difficult PEDO, PERIO and ENDO. 2022 GR \$578,817 on 133 days of dentistry. #OR3739 - Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/OR3739/>

**GREATER SEATTLE** - 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 <http://dentalpracticetransitions.henryschein.com/listing/WA3625/>

**EUGENE, OR** - Highly sought-after high-tech Eugene location with building for sale. 6 Ops, dentrix, laser, ICAT, 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/>

**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/>

**TRI-CITIES - NEW LISTING** - Nestled in the heart of Tri-Cities, WA. True Bread & Butter GP with 37 years of Goodwill. 6 ops, Dentrix, Dexis, 4500sf. SPACIOUS and PRISTINE. Collected \$538k in 2022. #WA3724- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3724/>

**WESTSIDE PORTLAND - NEW LISTING** - High-end Ortho and specialty practice with 12 Chairs, paperless, Pano, 3D printer, ADEC chairs, spacious practice with free parking and potential to expand. 2022 collections: \$1,110,695- excellent cash flow. Turnkey!! #OR3757- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/or3757/>

**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** - 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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18 Years in business



### Jaci Hardison

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(714) 318-4911  
31 Years in Business



### Jay Harter

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(916) 812-0500  
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### Nicole Lena

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(925) 989-8118  
20 Years in Business



### Gina Miller

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Lic. #02015193  
(707) 391-7048  
31 years in business



### Dr. Ben Sapir

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Lic. #02126473  
(310) 596-0961  
13 years in business



### Kaira Stewart

Southern CA  
Lic. #01398798  
(949) 220-6216  
15 Years in business



Henry Schein PPT, Inc. - Broker #01233804

# Regional Dental Practice Startup & Practice Expansion Symposium

## THE Only Seminar You Need To Get All Your Resources For A Successful Startup OR Acquisition

**Date:** Saturday, February 17, 2024 • 8:00am to 5:00pm

**Location:** Wonderist Agency / HQ

**Address:** 3015 St. Charles St. b, San Diego, CA 92110

### Master Business Seminar with Some of THE Best Professionals in Dentistry Business

8:00-8:30am

**Breakfast**  
**Opening Remarks/Panel Discussion**  
**State of Dentistry Today**

#### Morning Session

Key Principles of a Successful Dental Practice Startup / Expansion

8:30-9:15am

**Financing a New Practice**  
(Nick Huston / BofA)

9:15-10:15am

**Finding the Perfect Location**  
Negotiating Lease Terms (Brian Mills/ ROAM)

10:15-10:30am

**Break**

10:30-11:30am

**Guide to Building Your Dream Office**  
(Patterson Dental)

11:30am-12:00pm

**WONDERful Tips on Marketing**  
(Garrett Slate/Wonderist Agency)

12:00-12:45pm

**Lunch**

#### Afternoon Session

Key Principles of a Dental Practice Acquisition / Expansion / Startups

12:45-2:00pm

**Purchase Agreements, Dental Office Leases, and Operating the Practice**  
(Cecilia Chen, ESQ, Dental Attorney)

2:00-2:45pm

**Financing for an Existing Dental Practice**  
(Nick Huston/ BofA)

2:45-3:00pm

**Break**

3:00-5:00pm

**Due Diligence**  
(Fazel Mostashari, DentalCPA)  
Fazel Business Systems, Marketing Systems, Accountability, KPIs

**No CEs, No Fees for Dentists,  
Breakfast & Lunch Included**

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**NICK HUSTON**  
*Vice President | Practice Solutions*  
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**BRIAN MILLS**  
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**CECILIA CHEN, ESQ**  
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**ENDODONTIST NEEDED** in private Culver City office. 1-2 days per month. Email dentexdentalca@yahoo.com.

**PORTERVILLE GP FOR SALE** - 4 Ops + RE, 18 Yrs. Goodwill, 1,280 Sq. Ft., Paperless, Digital. GR \$944K. HSDPT - Steve Caudill 951-314-5542 #CA3618 <https://dentalpracticetransitions.henryschein.com/listing/ca3618/>

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

**Beverly Hills,** own your practice/sublease monthly, one room available to use every day, another one to share. 424-666-1188

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

**Luis Kong, DDS (San Francisco, CA)-** Thank you Dr. Chester Jeng of Law Offices of Jeng and Associates. Your prompt attention to my concerns is something I am so thankful for. Definitely, you are the "go to" attorney for me. Call Jeng & Associates 714-858-0536

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**Greg Beamer, Dental Broker**  
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## Dental Practice and Commercial Real Estate Brokerage

### HAWTHORNE

6 eq. op. in a 1,600 sq. ft. suite located in a single story, strip center with excellent visibility and pole signage. Rent is \$4,655 per month. Fee for Service/PPO practice. Seller currently works 3.5 days a week and is willing to stay on as an associate after the sale. Two days a week of hygiene. Collected \$409,474 in 2023.

### HEMET

6 ops. and 1 plumbed not eq. op. in a 3,280 sq. ft. suite located in a single-story building in the heart of town. 42 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 \$729,563 in 2023.

### IRVINE

3 eq. ops. in a beautifully designed 1,591 sq. ft. suite located in a professional building. Rent is \$5,216/month. Excellent 5 star online reviews. PPO/Fee for Service, 3 Doctor and 3 Hygienist days a week. Collected ~\$358,612 in 2023 on a 3 day work week.

### LA JOLLA

3 eq. ops. in a 1,064 sq. ft., efficiently designed suite located in a mixed-use professional building convenient to the 5 freeway. Building amenities include covered parking, conference rooms, cafe, and outdoor meeting spaces. Rent is \$5,400/month (electricity, HVAC maintenance, water, security, janitorial services included). 54 Years of Community Goodwill. PPO/Fee for Service. Dentrix Practice management, Digital Xray, Digital impression - (Cerec Primescan), Glidewell Fastmill.IO - In Office Mill, Implant instruments, Piezo Ultrasonic Scaler. Collected \$551,356 in 2023.

### 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 35 years of goodwill. Seller is Retiring. Long-term staff. Projecting over \$1M for 2023.

### PALMDALE

7 eq. ops. in a 2,000 sq. ft. suite located in a frequented, single story, strip center. Corner suite with excellent visibility and signage. Attracting 15+ new patients per month. 32 Years of Community Goodwill. Low Overhead. PPO/Fee for Service. Seller currently works 4 days a week but would like to move out of the state. Collected ~\$455,785 in 2023.

### PLACENTIA

4 eq. ops. in a 1,008 sq. ft. efficiently designed suite. Busy retail, strip center that was remodeled last year. Excellent visibility on the corner of two highly traveled streets. 32 Years of Goodwill. Retiring seller with Associates that will stay on after the sale. Long-term staff. Rent is \$5,050 a month. 95% PPO and 5% Dential.

### SAN DIEGO REAL ESTATE & PRACTICE

4 eq. ops. & 1 plumbed not eq. op., 1,589 sq. ft. suite located in a 3 story, professional building. 35 Years of Goodwill. PPO/FEE for Service practice. Retiring Seller that works 2 days a week, Associate working 2 days a week, and two hygienists working a total of 6 days a week. Collected \$1,202,044 in 2023.

### YORBA LINDA

3 eq. ops. in a 1,140 sq. ft. suite located in a single story, retail center on one of the busiest streets in the area. Large private - doctor's office. \$4,856/month lease with GP exclusivity. 37 Years of Goodwill. Retiring Seller that currently works 4.25 days/week and 3 days/week of Hygiene. PPO/Fee For Service. No advertising in place. Collected \$513,889 in 2023.



SCAN ME



Paul

Ellen

Greg

### Greg Beamer, Dental Broker

909-542-4891

Experience in Finance and Brokerage since 1976  
DRE License #01149524

### Paul Yuan

909-714-2265

20 Years of Experience in the Dental Industry  
DRE License #02140802

### Ellen Wood

714-514-8496

Broker Associate with 20 Years of Experience  
DRE License #02006320

Ph: (909) 542-4891 • Fax: (866) 890-1033 • [info@gregbeamer.com](mailto:info@gregbeamer.com) • [www.gregbeamer.com](http://www.gregbeamer.com)

# DENTAL TRANSITION ROADSHOW!

Hear from industry experts Lee Maddox, D.D.S., Esq,  
Greg Beamer, Paul Yuan & Matthew Christie on how to  
complete a successful dental practice transaction.

Saturday, April 27, 2024

Orange County, CA

9am - 1 pm

RSVP: [info@gregbeamer.com](mailto:info@gregbeamer.com)

For venue details.





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## Dental Practice and Commercial Real Estate Brokerage



"I would VERY enthusiastically like to recommend Greg Beamer as your broker! He listed my practice, found a cash buyer and we closed in less than 90 days! I found Greg to be VERY HONEST and VERY HARD WORKING , VERY RESPONSIVE (he responded to my many questions, quickly and almost 24hrs/day!) and PROFESSIONAL!! I would HIGHLY endorse him!"

*Sincerely,  
Michael R. Jones DDS - Laguna Niguel*

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*Gregory Mohr, D.D.S. - Placentia, CA.*

"I interviewed several Dental Practice Brokers when I decided it was time to retire. Greg Beamer is the best and most trusted Dental Practice Broker you can hire. In selling my 42 year dental practice and building, I figured it'd take months. Instead within 10 minutes of Greg's E. Mail blast, I had received multiple offers- one of which ended up being the ultimate buyer of my practice. Greg and Ellen will professionally guide you through the entire process. YOU know Dentistry, THEY know Practice Sales!!!! They're the absolute best."

*Stephen M. Lojeski DDS Arcadia*

"Paul - Do you always work this hard on every transaction?!?"

*Dr. Lisa Beckley- Redlands*



**Tax Tip - Sellers:** Can your C corporation avoid double taxation of your goodwill allocation? Attorney Robert W. Olson, Jr., 888.963.1120, [www.trans.dental](http://www.trans.dental).

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### Partnership Agreements

Advice, Planning, and Execution when you're ready to add a partner



### DSO Negotiations

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## CURRENT GENERAL PRACTICE OPPORTUNITIES:

### - CENTRAL COAST -

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**SOUTH VENTURA COUNTY** - Biologic and holistic practice. 4 Ops and only 30 min from Malibu. Rev \$1.5M

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**MANHATTAN BEACH** - 4 Ops. General practice with 40+ years of good will in high traffic location. Rev \$324K

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### - INLAND EMPIRE -

**NEAR LOMA LINDA** - 3 Op practice with room for growth by expanding hours. Rev \$350K

### - SAN DIEGO -

**EAST CTY SAN DIEGO** - Turn-Key 6 Ops with Tech. 6 Ops. Real estate is included.

**LA JOLLA** - Advanced General Practice - Oral Medicine practice for adults. 4 Ops, \$760k in Revenues

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**HUNTINGTON BEACH** - 5 Op General Practice Poised for Growth. Rev: \$525K

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## Have Questions About Your Practice Transition?

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

## DDSmatch HAS THE ANSWERS

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*Certified Business Broker (CBB) is a privileged designation that identifies an experienced and dedicated Business Broker. The title distinguishes its holder as a seasoned, professional who has a solid educational background, proven accomplishments in completing business transactions, and is an active member of the California Association of Business Brokers. All of the NorCal & SoCal DDSmatch California team members have achieved this designation. In addition to being active members of California Association on Business Brokers (CABB) we are also active, and in good standing with International Business Brokers Association (IBBA).*

### CURRENT SPECIALTY PRACTICE OPPORTUNITIES:

**SE LOS ANGELES - OMFS** - Near the 5, 05, 605, and 710 Freeways. Very large facility (approx 3000 sq ft), with great growth potential (4 consult rooms and 4 surgical suites plumbed). Possibility of future building for sale.

**NORTH COUNTY SAN DIEGO - OMFS** - Private practice with 3 Surgical Suites, Rev \$1.2M. Full digital workflow.

**ORANGE COUNTY COASTAL - PERIO** - High-tech office in highly desired coastal area. Rev \$807K

**WEST LA/BEVERLY HILLS - OMS** \$900K Revenues, 2-Surgical & 2- Consult Rooms with digital workflow

### COMMENTS FROM OUR CLIENTS:

*"Thank you for making this happen! I appreciate your honesty, helpfulness, clear communication, and coaching throughout the process. I have spoken to quite a few brokers over the past 2 years, and you stand out! I always felt like you were looking out for me and you were thinking about the long-term picture, not just closing the deal and moving on."*

*Dr. Faheem Qazi*

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For more  
current listings.



**Jack Fogelson**  
DRE: #01993607  
**818.522.9123**



**Jack Fogelson Practice Sales**  
**818.522.9123 - jackf@jackfogelson.com**

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## Featured Practices

### Beverly Hills - New New New

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

### North San Fernando Valley - New New New

Great San Fernando Valley office, tons of space 7 ops, room for  
more. Lots of parking, referring out alot that can be retained in  
this wonderful office ready for the right Buyer, Call for more info.

**Canoga Park:** NEW NEW NEW Includes REAL ESTATE on large lot on busy street,  
just remodeled with new ADEC chairs and ADU. This will go quick.

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

**Santa Clarita:** 6 Ops 2 days of hygiene office fully equipped. Call for info

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

**Valley Village:** Well designed office in a great area of North Hollywood, located in a  
retail center with active business neighbors. 3 treatment rooms and digital sensors.  
Opportunity and Location.

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

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

**West Hollywood:** 4 treatment rooms, fully digital Dentrix, Dexis, digital scanner al in  
popular strip mall.

**Anaheim:** With Real Estate - 4 Ops beautiful building all new equipment on corner lot.,  
With growing practice.

**San Gabriel:** San Gabriel 3 op General Dental office with lots of tradition and room for  
growth. Low overhead and great rent. You need to see this opportunity.

**Valencia:** Well established Pediatric practice, well known in the community, refers out  
all 18 year olds. Fully digital with great reputation. Once a month anesthesiologist.

### CENTRAL VALLEY

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

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

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

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

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

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

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

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

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

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

**Turlock:** Real Estate available for purchase. High production office located in  
downtown Turlock. Eight (10) operatories. Real estate may be available to purchase

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

**Lemoore:** Vacant 2700 sq ft dental office, located in downtown. Room for expansion.  
Great to own your own real estate.

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

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

**Fresno Adjacent:** Pediatric Dental Practice with Surgical facility. Four (4) op pedo  
practice with two (2) surgical ops. Very busy. Highly profitable. Well respected. Sale  
includes real estate. Doctor willing to work back. Perfectly located to service Visalia,  
Porterville, Hanford, and etc.

**North Fresno:** Fantastic practice located in North Fresno. Three (3) ops. Can be  
expanded to four (4) ops. Located in a great part of town. Profitable.

**Tulare:** Very Profitable. Nine (9) ops. Eight (8) equipped. New Adec equipment. Cerec,  
iTero, and Schick. Includes real estate. Beautiful building in the best part of town.

**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.

**Visalia:** Profitable four (4) op practice located just off Mooney Avenue. Includes 4000 sq  
ft building with long term tenant occupying 1800 sq ft. Generates \$30,000.00 in passive  
income annually. High traffic area.

**Madera:** Well established general dentistry practice. Located on Ave. 12 near Hwy 41.  
Updated. Five (5) operatories. Profitable.

**Fresno:** Very nice three (3) operatorial dental facility located in Fresno on Palm Ave. Near  
Bullard High School. Thoroughly updated. Minutes from Fig Garden area.

**Fresno:** Thoroughly modern eight (8) operatorial dental practice located on Blackstone  
Ave. in Fresno, California. Office was constructed less than five (5) years ago. Located  
in well travelled retail center. Practice is over the patient. Fully digital.

**Tulare:** Six (6) operatorial dental practice located just off the Hwy 99 and Prosperity exit.  
Well established. Easily add 1 more. High production office. Fully digital. Money maker.  
Fantastic staff ready to begin working for you.

### SAN DIEGO

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

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

**La Mesa:** Reputable Prosthodontic (Denture & Implant) practice in the heart of  
desirable San Diego, CA.. 5 Op's, Digital X-ray, fully outfitted dental lab... and more!

**El Centro:** Well established office with REAL ESTATE. Call for more info.

**NEW LISTINGS IN -** Call for sneak peek:

Downey, El Centro, Palm Desert, La Puente, Long Beach, Palmdale, Panarama City,  
Santa Clarita, Sylmar, Tarzana, Valencia, West Los Angeles, Westwood and Whittier

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**ELK GROVE, CA FAMILY PRACTICE. OWNER RETIRING.** **HIRING Associate with Take Over option. 1500sf with 3 ops plumbed for 4. A MUST SEE. Great opportunity for start up. Contacts: ed\_angeles57@yahoo.com (916)-478-9810**

**Entry level** dental assistant needed for 2 weeks in Dec., no experience necessary, will train. Text to (310)561-0371.

**Panoramic machine** PC-1000 by Panoramic corp (2001). Film based. %100 functional and is still in use. \$2000 (310)739-4091

**WEST LA/BEVERLY HILLS** - OMS practice for sale. 4 Ops, 35 years of Goodwill. Rev: \$1.3M ddsmatch.com 855-546-0044

**Dental assistant** Looking for a office around Eastvale/Corona. Experienced. extended function. 9512270999 Fulltime preferred

**Wanted P.T** Dentist for Dental office in La Habra, CA, future buying option available. New grad welcome, send resume to PRJDV4@gmail.com

**VAN NUYS BLDG. & PRACTICE** – (7) ops/(5) ops eq't'd in a 2,500 sq. ft. bldg. on a major thoroughfare. 2023 Gross Collects projecting \$500K+ on a 3 day wk. D&M (818) 591-1401

**Dental equipment** for sale. Chairs, Lights, Fairly new compressor and vacuum, other items. Office in CORONA (951)264-9655 (Jim)

"Fazel is honest and very knowledgeable. Most importantly, he looks for your interest Not his." DentalCpaCa.Com

**Merced:** Turnkey office, fully equipped with Real Estate. (DRE01993607) (818)522-9123. Sold

**3159- WINCHESTER** HMO \$4k/mo rent 1500 estb 2000 2 days 4op 2 equip new high growth FP \$110k Tom Fitterer 714-345-9659 PPS

**Endo office for sale. +15 yrs good will. beautiful office 4 ops. north coast san diego. TDO software. global microscope. seller will stay for transition if needed. email at oceandentalsandiego@gmail.com**

**SAN DIEGO PERIO FOR SALE** -2 Ops, 29 Yrs. Goodwill, 1,350 Sq. Ft., Ocean Views with Serene Setting! GR \$1.3M. HSDPT - Christy Conway-619-889-6482 #CA3737 <https://dentalpracticetransitions.henryschein.com/listing/ca3737/>

"Two hours after placing my practice for sale ad on The Dental Trader website, I received my first inquiry. On the first day I had three interested buyers. If you want results, I recommend advertising in The Dental Trader." Dr. Seo - Place your ad at <https://www.thedentaltrader.com/place-a-reader-ad/> today!

**Riverside** - \$520,000. 4 ops. 1,200 square feet. 2022 Gross Sale of \$650k+. Dr. Rishi Salwan (888)8022340 DRE#02085289

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**NEWPORT BEACH** Sublease available. Super clean, beautiful Newport Center Med.building. 1-6 opps 2,000sq 1-5 days available. Part/full time call or email Mbarnes@mbarnes.occxmail.com 949 698-2693

**Stockton Practice & Real Estate.** Featured Listing! Collections ~ \$900K. Single standing building with parking lot. 3 eq.ops. Doctor retires. Asking \$845K for Both Practice & Real Estate! Call Loc Pham, BRE#0187578. (714) 550-7494. <https://LCFpracticesales.com>

**Finally, a Comprehensive LIVE WEBINAR CE Series** (5 courses, 35 CA CEs), you can watch from the comfort of home and fulfill your mandatory live CE requirements with LIVE CE Credits, at a great price (only \$499)! See Xcel Seminars insert, visit [www.xcelseminars.com](http://www.xcelseminars.com) or call 310-663-4055 for info.

**Covina Stand Alone Bldg** 4 SALE 1M. 2150SF 8k+ Lot. Back unit leased. Front unit ready for owner/user. Call Dennis 9095495269

**Little Saigon Practice For Sale-** Includes 3 Dental chairs (3 ops plumbed), an x-ray and new CBCT Scan (i – Cat). Patients are 75% Denti-Cal and 25% PPO. Contact James Tran at 714-471-0963

**TRAVELING BOARD CERTIFIED PERIODONTIST** implants (single, all-on-x), gum graft, osseous/lanap cert, sinus lift, ridge aug, sedation. Will bring assistant/ instruments. EMAIL: LAperiodontist@gmail.com

**Legal Tip - Sellers:** Broker-provided contract protects do NOT protect your interests. Attorney Robert W. Olson, Jr., 888.963.1120, [www.trans.dental](http://www.trans.dental).

**DENTIST Associate** PART TIME position available - PALMDALE. Future partnership opportunity. text 661-510-3935

**Vacuum System - Need it NOW!** – Starting at \$2195 – 5 Year Warranty – Available in 24 to 48 hours – Terms Appy. Call (800) 423 – 5657 or visit [WWW.DHPDENTAL.COM](http://WWW.DHPDENTAL.COM) for more information.

**FOR SALE: Pleasanton General Practice** \$345,000 - Two beautiful non-adjacent offices - boutique and turnkey! info@integritypracticesales.com (855) 337-4337

**Belmont Dental** chair & Complete Unit in great shape & new upholstery! 2500 or best offer! Call 619-214-3431 for details.

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

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**FOR SALE IN MORENO VALLEY** – GP w/ 3 ops & 1 plmb. Collected \$451K for 2023. Contact California Practice Sales at 714-639-2775.

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

**Danserou Complete** dental Unit & Chair ! Good condition. 1800 or best offer! Call 619-213-3431 for details!

**ORANGE REAL ESTATE ONLY FOR SALE** - 4 Ops, Dental Condo, Beautiful Floor to Ceiling Windows, Desirable Location! HSDPT- Kaira Stewart - 949-220-6216 #CA3670 <https://dentalpracticetransitions.henryschein.com/listing/ca3670/>

**DENTIST AND DENTAL LAB TECH NEEDED** in Monterey Park and Rowland Heights area. calstatedental@yahoo.com or text 6263549667

**IN-HOUSE ENDO/O.S. Root Canals/Wisdom Teeth/Implants** with IV SEDATION. Experienced USC GP will bring everything. Español. Good references. LA/OC/IE. Molar9Q@gmail.com

**Los Angeles** - \$175,000. 3 ops. 1,200 sq.ft. 500 active patients. Grossing at \$250k. Dr. Rishi Salwan (888)8022340 DRE#02085289

**General Dentist Needed Saturdays** in Santa Clarita PPO, FFS office. Call 661-255-0400 or email DrLimsDental@gmail.com

**ENCINO** – (3) op comput. G.P. in Prof. Bldg. Cash/PPO. Annual Collects. \$400K+ on 3.5 days/wk. Digital x-rays. Seller retiring. D&M (818) 591.1401

**SANTEE** - Turn-Key Opportunity. 6 Ops with 2,300 sq ft. Real Estate for Sale. ddsmatch.com 855-546-0044

**Close to Mt. Shasta Skipark - Nice, open, bright office with four ops, thriving practice, well known in the community. Practice is cash/no insurance, refers out molar endo, 3rds, ortho, some implants. 30 minute drive to Mt. Shasta skipark and plenty of hiking, mountain biking, outdoor recreation. Great specialists and study club, and good schools and community for your family. Plenty of shopping and several airports within 60-80 minutes. Avoid the rat race and enjoy life. Contact 530-925-5900.**

**Dentist needed** for a private office in Lancaster, all phases of dentistry, experience required. Pay \$1000/day DOE email: tamtambaj@gmail.com

**FOR SALE:** Madera General Practice & RE \$453,000 + \$625,000 - 5-ops, great layout, many untapped growth opportunities! info@integritypracticesales.com (855) 337-4337

**3153- Palm Desert** GOLD MINE SEMI RETIRE Booming area Disney building High end residential for 6,000 residents 4 miles near Rodeo Drive of desert. 3 ops, rent \$1685 work 3yrs Flip for \$500 plus Full Price 125k CALL TOM FITTERER PPS 714-345-9659

**Office for lease.** 1,500.= sqf. Los Feliz area. 4 operatories. Only PPO and cash. Free patient parking on site. drsoler23@gmail.com

**Attend Xcel Seminars 23rd Annual Clinical Skills Series**, now as a LIVE WEBINAR Series! The 5-course, 35 CE series (all live CA CE units) for only \$499 and learn about Pedo for GPs, Treating Edentulous Patients, Clear Aligner Therapy, Mandatory Infection Control & the Dental Practice Act. Go to [www.xcelseminars.com](http://www.xcelseminars.com) or call 310-663-4055 for info or to register.

**“Sean was extremely knowledgeable** and helped us acquire the dental practice without any difficulties. He was very good at explaining every process in detail and was always quick to respond to all of our questions in a very timely manner. I would highly recommend him to anyone that is going through a dental practice acquisition as he really understands the specifics involved in every step.” Sam Lee, D.D.S. – Irvine Law Offices of J. Sean Dumm, APC. Sean@jsdlawoffice.com, (888) 212-DUMM (3866).

**Potential Law Suit? PAIN NEVER GONE AFTER ENDO? RCT Never healed? Broken Files? Perforation? Persistent Infection? NO PROBLEM!! All Gone!! TEXT Dr. Ismail 562-968-4061. Socal-rootcanal.com**

**GP limited to Endodontics** for 15 years, looking to do ENDO. Up to 16 rct/day jshammo 9095834224. shammojohnny@yahoo.com

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

**PT Dental Associate** Wanted for Established, private GP Office in Huntington Beach. Fax resume to (714) 962-0920.

**Made in the USA** - Complete Dental Operatories - \$3595 – 10 Year Warranty – Available in 3 weeks – Terms Apply. Call (800) 423 – 5657 or visit [WWW.DHPDENTAL.COM](http://WWW.DHPDENTAL.COM) for more information.

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## Dental Offices For Sale!

Call today to find out how much your office is worth! Get an office appraisal!

### Southern California Listings:

**Los Angeles** - 3 ops. 1,200 sq.ft. 500 active patients. Base rent, \$4,400/month, includes CAM & NNN not including water charges. Grossing at \$250k in 2022. Located in a Strip mall. Nearby businesses include HMart, McDonald's, Denny's. **For Sale - \$175,000**

**Inland Empire / Los Angeles** - 5 ops. 2,400 sq ft. Net of \$500,000+! 4,500 active patients. Base rent, \$5,313.18/ month, includes water, trash, outside cleaning and building maintenance. Additional monthly charge for CAM, \$450/month. Projected 2023 Gross Income of \$1,193,661. Located in a professional building. Nearby businesses include IHOP, Bank of the West, & McDonald's - **For Sale \$1,000,000**

**Palm Desert** - 2022 Gross Collection of \$1 mil+! 8 operatories, 3,196 sq ft. Lots of new equipment! Selling doctors only working 24 hours a week. 3 hygiene days a week. Over 1,000+ active patients. **For Sale - \$725,000 OR BEST OFFER!!!**

**Riverside** - Hispanic Shopping Center, 4 ops + CBCT room. 1,200 square feet. State of the art, fully digital office. 2022 Gross Sale of \$650k+ **For Sale - \$520,000**

**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.**

**Temecula** - Rent \$5,000/month, includes CAM & water. 4 ops, 1,236 sq ft. Open 3 days a week. 2022 Gross is \$209k+. Great potential and income area - Seller Highly Motivated. **For Sale - \$145,000**

**Upland** - Equipment & Leasehold only. 3 ops, 900, square feet. Rent only \$1,872/month, including water. Located in a Strip mall. Practice Web software. Located in a Shopping Center! **For Sale - \$100,000 OR BEST OFFER!!!**

**La Verne** - Equipment & Leasehold only. Shopping Strip Location near a McDonalds. 4 ops, 950 sq ft. Fully digital office. Rent only \$2,539/month, including CAM. Seller highly motivated to sell. **For Sale \$40,000 OR BEST OFFER!!!**

**Whittier** - Equipment & leasehold only. 3 ops total. 3 plumbed, 3 equipped. 1,017 square feet. Base rent, \$2,674/month, includes \$3,459 CAM, NNN, Water. Located in a Strip Mall. **For Sale - \$110,000**

**Pomona** - Busy Shopping Center, 3 ops. Low Rent: \$3,300 includes CAM+NNN. Cash & PPO. Open two days a week. **For Sale - \$150,000**

**Bell** - Located in a shopping center, 3 ops total. 3 plumbed, 3 equipped. 900 square feet, Base rent, \$3500/month, includes CAM, Fully digitized office, 720 active patients in the last 18 months, Gross Collection of \$277,394.37 in 2022. **For Sale - \$220,000**

**Glendale** - 4 ops total. 4 plumbed, 4 equipped. 1,700 square feet. Base rent, \$4,120/month, includes CAM, NNN, Water and Electricity. Hygienist conducts hygiene 2 days a week. 1,200 active patients. 2022 Gross Collection of \$261,320.46. **For Sale - \$200,000**

**Pico Rivera** - Equipment and Leasehold Sale. 3 OPS + 1 plumbed. 1,200 square feet. Base rent, \$3072.50/month. 408 active patients. Owner conducts hygiene 7 days a week. **For Sale - \$120,000**

**Northridge** - 4 ops. 1270 sq ft. 200+ active patients. Base rent \$4,616/month including heat and CAM. 2022 Gross Income of \$211k. Shopping center location. Nearby businesses include BestBuy. **For Sale - \$120,000 - IN ESCROW**

**Long Beach** - 9 ops, 8 plumbed, 4 equipped (with nitrous plumbing), 1 pano room, 1 x ray room. 2,732 square feet. Cash & PPO only. Seller retiring with 34 years of goodwill. 1,650 active patients. **For Sale - \$210,000 - IN ESCROW**

**Rancho Cucamonga** - All new equipment. 4 ops, 1,150 square feet. Shopping Center location. **For Sale - \$165,000 - IN ESCROW**

**Gardena** - Cash & PPO only! 3 ops, 1,200 square feet. Strip mall location. 2022 Gross Sale of \$182k+. Base rent only \$2,900/month, includes CAM & water. Near McDonald's. **For Sale - \$145,000 - IN ESCROW**

**San Gabriel** - 5 ops total. 5 plumbed, 3 equipped. 1,500 square feet. Base rent, \$4,278/month, includes NNN. Located in a Strip Mall. Gross Collection of \$193,404. **For Sale - \$154,000 - IN ESCROW**

**Santa Ana** - Equipment and Leasehold sale. 3 ops total. 3 plumbed, 3 equipped. Fully Digitized office. 1,169 square feet. **Coming Soon!**

**Poway** - 4 ops total. 4 plumbed, 3 equipped. 1,155 square feet. Base rent, \$1,515/month, includes CAM, Trash, Water, Compressor, Suction and Sewer. The Doctor conducts hygiene 1 day a week. Accepting Cash and PPO only. Gross Collection of \$188,264 in 2022. **For Sale - \$150,000.**

**Pasadena** - 5 ops. 1,100 square feet. Owner works - 2-3 days a week only. With over 1,000 active patients. Gross Collection of \$213,332 in 2022. Located in a Shopping Center. **For Sale - \$170,000**

### CENTRAL CALIFORNIA

**Fresno** - 4 OPS. 1,823 square feet. Located in a Shopping Plaza. Accepting Cash, PPO and Dentical. \$623,646 Gross Sale in 2022. **For Sale - \$786,500 WITH REAL ESTATE**

**Selma** - 4 ops, 1,800 square feet. Seller retiring with 20+ years of goodwill. Fully digital office. Strip mall location. 2022 Gross of \$433k+, Net of \$158k+. **For Sale - \$150,000**

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**Sherman Oaks specialty office built-to-suit 2,500SF brand new specialty office for lease in Sherman Oaks with great visibility on Ventura Blvd. Parking and private entry in front and rear. Brand new façade, high ceilings, organic design. Must-see floor plan and renderings with large waiting and conference rooms excellent for hosting lectures. Will help with building referral base if needed. Call (619)254-8656**

**Used Dental Equipment for Sale** 3 Belmont Acutrach chairs, 2 Vacuum pumps, 1 Compressor \$6k total Serious only 9099106431

**Prestigious private fee for service practice in Playa Vista is looking for competent, team player General Dentist to join our team email resumes to dr90049@gmail.com**

**Office Wanted: Buena Park/Cypress area office. Existing, retiring practice or leasehold. Email: cypressdental@yahoo.com**

**General Dentist** wanted - min.5 years of experience with good communication with patients and other treatment skills of general dentistry. Office looking for a motivated and caring Dentist. Please e-mail resume exceldentalcare@sbcglobal.net After you can call direct at 818-335-8080

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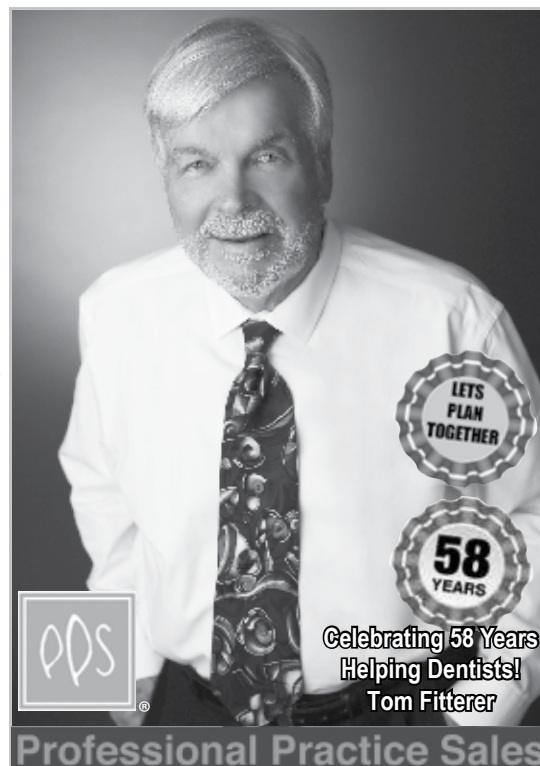
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**MOLAR ENDO RETREATMENT? NO PROBLEM TEXT DR ISMAIL 562-968-4061. SOCAL-ROOTCANAL.COM I COME TO YOU.**

**3163- San Marcos** – Grossing \$215k PT Seller will work back. 5 Ops. FP \$150k. Call Tom Fitterer 714-345-9659

**Apex Locator** - ApexID by SybronEndo (Barely Used) \$250; Please contact 323-523-5883 for any questions/pictures!

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

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**Leasehold for Sale.** Lake Forest 1,100sqft. 3ops. Neat office. Low overhead expenses. lakeforestdental105@gmail.com

**Attn GP's:** Learn the latest in treatment techniques, and learn LIVE CE units from the comfort of our home! Join our LIVE WEBINAR Series for only \$499 for five Lectures, 35 CA CEs –call 310-663-4055, [www.xcelseminars.com](http://www.xcelseminars.com) or see Xcel Seminar's insert for details.

**Traveling ENDODONTIST** serving OC, IE, Corona, Riverside. Speaks SPANISH. FFS/PPO Office. socialendodontics@gmail.com

**3137- West LA Pedo** grossing \$1.4 Includes \$400k from Brd Ortho Pedo will work back, does not want management PPS Tom Fitterer 714-345-9659

**Microscopes Global G3 surgical microscopes** Two wall mounted. Retired Endodontist \$3500 each TEXT 951 318 6525 e mail rlo92373@aol.com

**FOR SALE IN MORENO VALLEY** – GP w/ 3 ops & 1 plmb. Collected \$451K for 2023. Contact California Practice Sales at 714-639-2775.

**Space for rent.** GP practice in Santa Clarita, looking for subletter. Contact 661.373.4897

**FOR SALE IN COMPTON** – GP/Pedo w/ 30+ yrs of goodwill. Eq. w/ 3 ops & 5 plmb. Collected \$333K for 2022. Contact California Practice Sales at 714-639-2775.

**Fresno:** Well established Madera general dentistry practice. Located on Ave. 12 near Hwy 41. Updated. Five (5) operatories. Profitable. (DRE01993607) (818)522-9123

**Irvine, very good location,** Ortho Dr. retiring, also good for any speciaty, or GP. everything negotiable. 800 sqf, non-Irvine company, with view. 2 ops with potential 3 714-404-5077 or leave messages.

**\*WISDOM TEETH, IMPLANTS, IV SEDATION\*** Oral surgery in your office. Good references. Español. Experienced & affordable GP will bring everything. Molar9Q@gmail.com

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