



#23-595 NEWPORT BEACH

Elegance Defined - Location Unparalleled



Overlooking PCH for 20 years in Newport Beach, this has been the dream practice for the Seller. Practicing low-volume, premier, General, Family and Cosmetic Dentistry in the best area of Orange County.

This spacious, 2,000 sq. ft. dental practice features 3 large general operatories and one large surgical operatory. With large windows and sliding doors to catch the ocean breezes, an almost impossible location to find in this area.



The facilities are meticulously maintained and the original construction has no match. No small detail forgotten and no lesser quality materials used, this dental practice maintains the elegance and decorum that full Fee for Service patients expect.

The property is well taken care of with plentiful, ground level access parking. The assumable, full-gross rent provides excellent, long-term future stability in Newport Beach for such a high-quality location. Current Seller has exclusivity in this building for dental.



Come experience a lifestyle that no other part of Southern California has to offer. Located near the best retail locations, highest income neighborhoods and international clientele.

More than a dental practice, a perfect opportunity for a discerning buyer who will appreciate the spacious and superbly designed facility, 20+ year-old name and website, branded advertising and a built in local network of referrals that is invaluable.



FACILITIES

3 fully equipped Adec operatories and 1 fully equipped surgical operatory
Kavo motors and electric handpieces every operatory • All Kavo handpieces • Schick sensors
Planmeca x-rays are digital, full instrumentation for general and surgical dentistry
Street-level location with close parking to front doors.
Sliding doors with patios overlooking PCH and Newport Center Drive.

LEASE

An assumable, 9+ year full-gross lease in 2,000 square feet. Includes exclusive, exterior signage that can be seen from Pacific Coast Highway and thousands of commuters and shoppers every day.
Impossible to replace this location AND dental office exclusivity in building!
Includes custom, exterior signage on main thoroughfare.

GOODWILL

For 20 years the seller has practiced quality general, family, and cosmetic dentistry with patients coming from local and international, exclusive business referrals and a web presence that has excellent organic ranking. The sought after trade name is registered and logo trade-marked.
Sales includes this name, website, on-line review sites, signage, phone numbers and possibly the referral networks created over 20+ years of business.



INQUIRIES

Please direct all inquiries to First Choice Practice Sales, Inc. (01916111)

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