

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## RETIRING SELLER! ORIGINAL OWNER! BUSY STRIP CENTER ON MAJOR STREET! VERY CLEAN PRACTICE WITH GREAT RENT!

### PRACTICE SALE

<b>LISTING #:</b>	25 - 300	<b>PRICE:</b>	\$349,000	<b>A/R'S:</b>	Negotiable
<b>LOCATION:</b>	Riverside	<b>ESTABLISHED:</b>	2002	<b>POPULATION:</b>	Hispanic/Caucasian

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	Closed	9-6	9-6	Closed	9-6	Closed	Closed
Owner		9-6	9-6		9-6		
Associate			1-2x		2x		

STAFF	POSITION	PAY	WILL STAY
Front	1	\$25	Y
Back	2	\$22 / \$23	Y
Other	Associate	\$800	N
Other			

PATIENTS	PATIENT AGE		5-10	11-19	20-49	50-75+				
Payment Type	Cash	22%	PPO	8%	HMO	0%	CAP	0	Dental	70%
Clinical	Hygiene	21%	C&B	20%	Endo	3%	Ortho	1%	OS	5%
	Restorative	43%	Prosth	5%	Implant	1%	Perio	1%		

**Referred** Some endo, some extractions, perio surgeries, ortho, some implants

STATISTICS	Active Patients	1 yr:	849	2 yr:	1131	New	2024:	260	YTD: 201-10/27	Total:	5846
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FINANCIALS	2023	\$378,821	2024	\$373,648	2025	\$440,988	YTD	Pending 2026
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FACILITIES	Ops	4	X-rays	2	CBCT	No	Laser	No
	Chairs	3	Sensors	1	Scanner	Medit i600	Mill	No
	Other							

	Size	1,300 +/-	Rent	\$3,500	Term	1	Options	
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COMPUTERS	Front	1	OPS	3	Other		OS	Win 11
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SOFTWARE	Practice	PracticeWeb	Imaging		Patient		Billing	
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MARKETING	None.
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**COMMENTS** Seller built out in 2002 and now ready to retire! Practice looks almost new! Recent paint, chairs in excellent condition, new AC unit. Steady new referral patients and walk-ins from busy strip center. Great parking and rent. Easy upside to double this practice in a very short time with the large base of patients. **One of the best areas of Riverside next to Corona and Norco Hills!**