

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

REMODELED PRACTICE! 2 DAYS PER WEEK! INCREDIBLE 58% NET!! SELLER RELOCATING FOR FAMILY ISSUES!

PRACTICE SALE

LISTING #:	26 - 478	PRICE:	\$409,000	A/R'S:	Negotiable
LOCATION:	Escondido	ESTABLISHED:	2022	POPULATION:	Hispanic / Caucasian / Mixed

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	Closed	Closed
Owner	9 - 5		Half Day		Half Day		

STAFF	POSITION	PAY	WILL STAY
Front	1	\$35	Y
Back	1	\$20	Y
Other	1 Biller		Y
Other			

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+					
Payment Type	Cash	45%	PPO	24%	HMO	0%	CAP	0	Dental	31%
Clinical	Hygiene	13%	C&B	45%	Endo	1%	Ortho	0%	OS	4%
	Restorative	35%	Prosth	1%	Implant	0%	Perio	1%		

Referred Most endo, implants, ortho, gum surgeries, some XB's

STATISTICS	Active Patients	1 yr:	2 yr:	297	New	2025	92	YTD:	Total:
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FINANCIALS	2023	\$217,442	2024	\$429,359	2025	\$451,219	YTD	Pending 2026
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FACILITIES	Ops	4	X-rays	3 (1 fixed, 2 portable)	CBCT	CareStream	Laser	No
	Chairs	4	Sensors	1	Scanner	No	Mill	No
	Other	3 intraoral cameras						

Size	1,200 +/-	Rent	\$3,200 total	Term	1	Options	2x5
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COMPUTERS	Front	2	OPS	3	Other	3	OS
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SOFTWARE	Practice	Dentrix	Imaging	XDR	Patient	Dental Intelligence	Billing	Dentrix
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MARKETING	No. No website. Only walk-ins and referrals.							
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COMMENTS Seller bought leaseholds in 2022 and remodeled. Built busnss through walk-in patients and referrals! New CBCT. Refers most procedures. Rent is very low and shopping center has good foot traffic all day long. Easy practice to grow to 4 or 5 days.