

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

MODERN FFS / PPO OFFICE! OWNER / HYGIENE / PERIO

LARGE SPACE IN EXCELLENT AREA! GREAT RENT!

PRACTICE SALE

LISTING #:	26-570-1	PRICE:	\$519,000	A/R'S:	Negotiable
LOCATION:	Anaheim Hills	ESTABLISHED:	2010	POPULATION:	Mixed Upper

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

One week is Monday, Wednesday, Thursday, the next week is Tuesday and Thursday. Staff works with seller in another office in Inland Empire.

STAFF	POSITION	PAY	WILL STAY
Front	1		Transition
Back	2		Transition
Other	Perio	55%	Y
Other	Hygienist	\$60 / hr	Y

PATIENTS	PATIENT AGE	5-10	0%	11-19	3%	20-49	35%	50-75+	62%
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Payment Type	Cash	76%	PPO	24%	HMO	0%	CAP	0	Dental	0%
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Clinical	Hygiene	15%	C&B	35%	Endo	0%	Ortho	10%	OS	3%
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Restorative	44%	Prosth	1%	Implant	4%	Perio	3%
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All Invisalign

12 in 2025

Referred Some XB's, most endo, pedo, straight wire,

STATISTICS	Active Patients	1 yr:	345	2 yr:	475	New	2025	70	YTD:	19-3/20	Total:
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FINANCIALS	2023	\$486,787	2024	\$525,327	2025	\$532,826	YTD	\$161,334 as of 3/31
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FACILITIES	Ops	5	X-rays	1	CBCT	No	Laser	No
Chairs	4	Sensors	2	Scanner	Itero	Mill	No	
Other	3 NSK electric motors and 3 piezo scalers on delivery							

Size	2,100 sq ft +/-	Rent	\$5,866 MG	Term	1+	Options	No
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COMPUTERS	Front	3	OPS	4	Other	1	OS
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SOFTWARE	Practice	Dentrix	Imaging	Patient	Billing
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MARKETING	Website
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COMMENTS Large, well-laid out dental practice on major street. Excellent income demographics. Seller has worked part-time and has second practice in the IE. Coming off major back issues and needs to slow down. Steady new patients with little marketing. Seller staff will transition with Buyer on same schedule. Great fees & net! This office can be purchased in combination with it's neighbor to make a 9 op practice with 2 separate entrances! Rare in Anaheim Hills!

FIRST CHOICE PRACTICE SALES, INC.

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MOSTLY CASH / PPO! SMALL CAP CHECK!

OWNER / HYGIENE

CLEAN PRACTICE! GREAT RENT & PARKING!

PRACTICE SALE

LISTING #:	26-570-2	PRICE:	\$269,000	A/R'S:	Negotiable
LOCATION:	Anaheim Hills	ESTABLISHED:	2010	POPULATION:	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 5	9 - 5	9 - 5	9 - 1	Closed	Closed	Closed
Owner	9 - 5	9 - 5	9 - 5				
Hygiene			9 - 5				

STAFF	POSITION	PAY	WILL STAY
Front	1 F&B	\$25	Y
Back			
Other	Hygienist	\$400 / day	Y
Other			

PATIENTS	PATIENT AGE	5-10	0%	11-19	3%	20-49	35%	50-75+	62%
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Payment Type	Cash	63%	PPO	31%	HMO	6%	CAP	\$1,600	Dental	0%
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Clinical	Hygiene	13%	C&B	34%	Endo	3%	Ortho	3%	OS	2%
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Restorative	36%	Prosth	5%	Implant	4%	Perio	0%
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All Invisalign

14 in 2025

Referred Some XB's, most endo, pedo, straight wire, perio

STATISTICS	Active Patients	1 yr:	398	2 yr:	478	New	2025	42	YTD:	13-3/20	Total:
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FINANCIALS	2023	\$271,565	2024	\$281,834	2025	\$273,508	YTD	\$55,563 as of 3/20
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FACILITIES	Ops	4	X-rays	2	CBCT	No	Laser	No
	Chairs	4	Sensors	ScanX	Scanner	No	Mill	No
	Other							

Size	1,400 sq ft +/-	Rent	\$4,000 MG	Term	2+	Options	1 x 5
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COMPUTERS	Front	OPS	Other	OS
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SOFTWARE	Practice	Dentrix	Imaging	Patient	Billing
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MARKETING	Website
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COMMENTS Clean practice on major street. Mostly FFS & PPO + \$\$\$! Small CAP check. Excellent income demographics. Seller has worked part-time past several years and ready to retire. Front staff works front and back. One day of hygiene. This office can be purchased in combination with it's neighbor to make a 9 op practice with 2 separate entrances! Rare in Anaheim Hills!