

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RETIRING SELLER! PPO/FFS ONLY!

MULTI-TENANT BUILDING FOR SALE ALSO!

PRACTICE SALE

LISTING #:	26 - 208	PRICE:	\$190,000 PRACTICE \$3,700,000 BUILDING	A/R'S:	Negotiable
LOCATION:	Whittier	ESTABLISHED:	(1970) 2004	POPULATION:	Caucasian/Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	8:30 - 5:00	8:30 - 5:00	7:30 - 12:00	8:30 - 5:00	Closed	Closed	Closed
Owner	8:30 - 5:00	8:30 - 5:00	7:30 - 12:00	8:30 - 5:00			

STAFF	POSITION	PAY	WILL STAY
Front	1	\$19	Y - 30 years
Back	1	\$18	Y - 10 years
Other			
Other			

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+					
Payment Type	Cash	30%	PPO	70%	HMO	0%	CAP	0	Dental	0%
Clinical	Hygiene	26%	C&B	31%	Endo	0%	Ortho	0%	OS	0%
	Restorative	40%	Prosth	3%	Implant	0%	Perio	0%		

Referred Endo, OS, Perio surgeries, Impants, Ortho

STATISTICS	Active Patients	1 yr:	2 yr:	502	New	2025	18	YTD:	6-5/28	Total:
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FINANCIALS	2023	\$215,053	2024	\$221,992	2025	\$232,744	YTD	\$97,974 as of 5/28
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FACILITIES	Ops	4	X-rays	4	CBCT	No	Laser	No
	Chairs	4	Sensors	ScanX	Scanner	No	Mill	No
	Other							

	Size	1,800 sq ft +/-	Rent	OWN	Term	NA	Options	NA
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COMPUTERS	Front	OPS	Other	OS
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SOFTWARE	Practice	PracticeWorks	Imaging	ScanX	Patient	Telephone	Billing	Vyne
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MARKETING	None
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COMMENTS Seller has had long career in Whittier and ready to retire! Large, recall PPO patient base of has been coming back for years! Owns large, multi-tenant building that fronts a major street. Large parking in rear of building. Whittier is a fantastic area for dentistry with large, middle income and better population of established home owners. Great fee, \$1,300 Zironia crowns. This is an excellent opportunity for a local dentist to expand their office and enjoy the benefits of owning the real estate AND rental income from other tenants!