

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

**HARD CORNER! GREAT PARKING! GROUND FLOOR!
STARTUP PEDIATRIC SPACE! BUILT-IN REFERRALS!**

FANTASTIC SIGNAGE! VERY BUSY INTERSECTION!

LEASEHOLD SALE

LISTING #:	26 - 204	PRICE:	\$199,000	A/R'S:	None
LOCATION:	Montebello	ESTABLISHED:	2025	POPULATION:	Hispanic

FACILITIES	Ops	6 open 2 GP 2 Surgical	X-rays	None	CBCT	No	Laser	No
	Chairs	5	Sensors	None	Scanner	No	Mill	No
	Other							

	Size	2,000 sq ft +/-	Rent	\$7,000 total	Term	New	Options	New
COMPUTERS	Front	3	OPS		Other		OS	

SOFTWARE	Practice	None	Imaging	None	Patient		Billing	
-----------------	----------	------	---------	------	---------	--	---------	--

MARKETING	
------------------	--

COMMENTS Beautiful, move-in ready pediatric facility below large, very successful GP office. Up to 6 chair open bay available plus 2 large closed surgical rooms and up to 2 more standard GP operatories. Rent is excellent for the parking, street exposure and referring upstairs GP. Chairs and computers are new. High household income over \$80,000 in this area that is primarily families. Superb area for pediatric dentistry! Upstairs dentist seller had built out to do specialty and ortho but was too complicated to split from main office and have decided to lease to pediatric dentist. **Excluded items: Surgical chair, delivery and surgical light.**

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION - BROKER MAKES NO WARRANTIES