

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BEAUTIFUL FFS PRACTICE! 5 HYGIENE DAYS PER WEEK & GREAT RECALL! BUY CONDO & PRACTICE!

PRACTICE SALE

LISTING #:	26 - 407	PRICE:	Practice \$599,000 Condo \$1,200,000	A/R'S:	Negotiable
LOCATION:	San Diego	ESTABLISHED:		POPULATION:	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	8 - 5	8 - 5	8 - 5	8 - 5	Closed	Closed	Closed
Owner	8 - 5	8 - 5	8 - 5	8 - 5			
Hygienists	8 - 5	8 - 5	8 - 5	8 - 5			
Associate	2x / mo						

STAFF	POSITION	PAY	WILL STAY
Front	1	\$36	Y
Back	1	\$33	Y
Other	2 Hygienists (3 days, 2 days)	\$60 / hr	Y
Other	Associate		

PATIENTS		PATIENT AGE		5-10	11-19	20-49	50-75+			
Payment Type	Cash	100%	PPO	0%	HMO	0%	CAP	0	Dental	0%
	Clinical	Hygiene	39%	C&B	22%	Endo	1%	Ortho	1%	OS
	Restorative	31%	Prosth	1%	Implant	1%	Perio	2%		

Referred Most endo and XB's, some implants, ortho

STATISTICS	Active Patients	1 yr:	648	2 yr:	799	New	2025	105	YTD:	27-3/31	Total:
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FINANCIALS	2023	\$855,406	2024	\$762,077	2025	\$705,443	YTD	\$209,972 Q1
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FACILITIES								
	Ops	4	X-rays	3	CBCT	No	Laser	Biolase Soft tissue
	Chairs	4	Sensors	1	Scanner	No	Mill	No
	Other							

	Size	1,696 sq ft	Rent	OWN!	Term	OWN!	Options	OWN!
COMPUTERS	Front		OPS		Other		OS	

SOFTWARE	Practice	EagleSoft	Imaging	EagleSoft	Patient		Billing	
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MARKETING	Website, referrals
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COMMENTS	Seller retiring! Built out this practice in 2015 and looks new! All Adtec chairs! All FFS practice with great hygiene! Seller refers most surgeries. Huge upside to motivated, full-time dentist! Rare opportunity to own your real estate with practice in excellent part of San Diego near 8 & 805!
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