

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RENOVATED SPACE & VERY LOW RENT! MASSIVE BUILDING SIGNAGE AVAILABLE!

LARGE SPACE FOR VOLUME! PEDO / ORTHO

LEASEHOLD SALE

LISTING #:	26 - 513	PRICE:	\$299,000	A/R'S:	None
LOCATION:	Santa Ana / Orange	ESTABLISHED:	2026	POPULATION:	Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	10 - 7	10 - 7	Closed	10 - 7	10 - 7	9 - 2	Closed
Associates				10 - 7 1-2x	10 - 7 1-2x	9 - 2 1-2x	

STAFF	POSITION	PAY	WILL STAY
Front	1	\$28.50	Y
Back			Y
Other			Y
Other			

FACILITIES	Ops	7	X-rays	1	CBCT	No	Laser	No
	Chairs	6	Sensors	1 Dexis	Scanner	No	Mill	No
	Other							

	Size	2,000 +/-	Rent	\$3,700 total - flat for 4 years	Term	3+	Options	1 x 4
COMPUTERS	Front		OPS		Other		OS	

SOFTWARE	Practice	Ascend	Imaging	Dexis	Patient		Billing	
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MARKETING	
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COMMENTS	Seller took space, renovated and equipped and got sick. This is a second office and seller cannot handle the expansion. Full time front person will stay. Bright and open format with large administrative area and lobby. Rent is very low and fixed for another 4 years. Building has very large signage available and great parking. Right on the border of Orange in solid demographic area.
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Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

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