

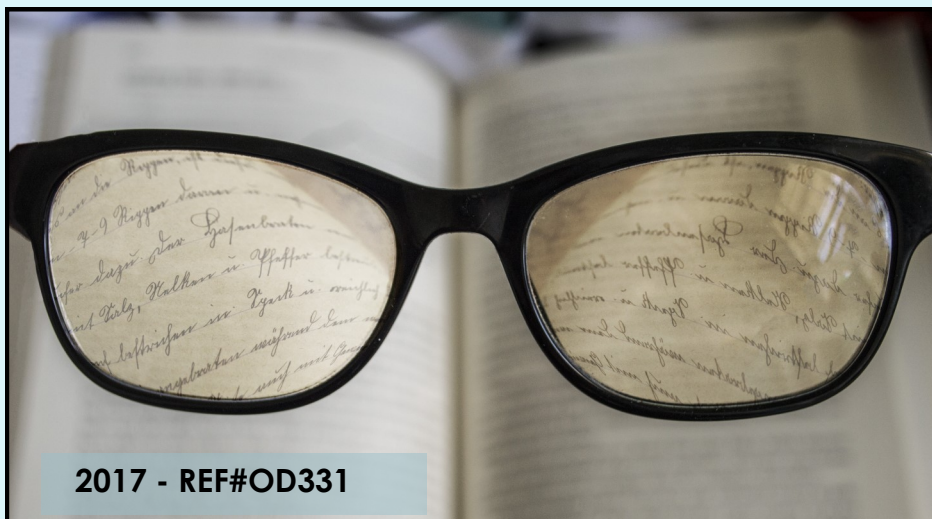
# OPTOMETRY PRACTICE



San Diego County, CA

**ASKING \$400,000**  
**+INVENTORY**

**100% FINANCING**  
**A V A I L A B L E**



2017 - REF#OD331

## Gross Income

2017 = \$544,346\*

2016 = \$530,935

2015 = \$508,565

(\*Through Jan-Oct)

## Services Rendered

- Exams
- Glasses Frames
- Contact Lens exams

## Premises Information

- Very high NET
- Paperless office
  - Fully integrated EMR software
- 888 Sq.Ft.
- 1 Fully equipped exam room
- 1,100+ Frame inventory
- High foot traffic
- Upscale Outdoor Strip Mall
- Busy anchor tenants
- 10 camera security system
- New Build Out in 2012

## Payment Methods

- 80% Cash
- 20% Insurance

## Patient Statistics

- 650 Patients / Year
- 4,500 Total Charts

## Office Hours

Mon = Sat 10 a.m. - 6:30 p.m.  
Sunday Closed

Doctor 32 hours/week



## Practice Background & Location

Prime, high-visibility location in a beautiful and modern outdoor mall, with signage visible from the parking lot and street, nestled between upscale boutique eateries with outdoor seating. This high traffic mall is located in an affluent southern California suburban community near to the beaches and major freeway arteries throughout the region. The building is brand new, built in 2012.

## Practice Information

A modern and chic practice with a designer-quality interior and a beautifully presented inventory, this 888 Sq.Ft. practice welcomes a large volume of foot traffic. One fully equipped exam room handles exams, glasses, and contact lens prescriptions. The significant frame inventory with over 1,100 frames contains numerous designer styles. Doctor currently working only 32 hours/week, leaving plenty of room for growth.

All information has been provided to the best of the Seller's knowledge and is deemed reliable but not guaranteed by ProMed Financial, Inc.

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