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**Business for Sale Advertisement**

**CDM Urgent Care**

**<https://cdmurgentcare.com/>**

**2865 East Coast Hwy #100, Corona Del Mar, CA 92625**

**Asking Price: \$349,000 Asset Sale**

**Overview:**

**Presenting an exceptional opportunity to acquire a thriving Urgent Care facility situated in the vibrant city of Corona Del Mar. Boasting a prime location and contemporary design, this state-of-the-art Urgent Care center is merely a year old and has already established itself as a cornerstone of healthcare in the community.**

**Key Features:**

**Prime Location:** Strategically positioned in the heart of Corona Del Mar, offering unparalleled accessibility and visibility.

**Modern Infrastructure:** A meticulously designed facility, representing an investment of approximately \$1 million by the owner.

**Strong Financial Performance:** Grossing \$420,000 + in its inaugural year, with a trajectory of continual growth.

**Spacious Premises:** Encompassing a total of 3200 sqft, with flexible lease arrangements and subleasing options available. Monthly rent inc NNN is \$19K.

**Currently the urgent care is using about 1800 sqft for the urgent care and subleasing about 1400 sqft on Month to Month bases for \$7000/Month.**

**3 ½ years lease term remaining plus 5+5 options.**

**Expansion Potential:** Ideal for diversification into additional healthcare services such as a med spa, pain management, infusions, or a small surgery center.

**Operational Excellence:** Open 7 days a week, catering to the community's urgent healthcare needs with extended operating hours.

**Insurance Providers Accepted:**

**Medicare**

**Aetna**

**Humana**

**Blue Shield**

**Blue Cross Anthem**

**Network by Design**

**Health Net**

**Cigna**

**Scan**

**United Healthcare**

**Optum**

**Regal**

### Equipment Highlights:

Fully certified X-ray room with a state-of-the-art PAX 100 X-ray machine.  
Well-equipped exam rooms with diagnostic sets and brand new Midmark Ritter exam tables.  
Dedicated lab and procedure rooms, complemented by medical-grade amenities.  
Cutting-edge diagnostic equipment including EKG and PCR machines for comprehensive testing capabilities.

### Additional Features:

ADA compliant facilities with handicap access.  
Spacious reception areas for efficient patient management.  
Ample storage space and dedicated nursing stations for operational efficiency.

### Expansion Opportunity:

The inclusion of a spa facility, seamlessly integrated with the existing urgent care setup, presents a lucrative avenue for further revenue generation.

### About CDM Urgent Care:

Committed to enhancing the health and wellness of both patients and the local community, CDM Urgent Care prioritizes quality care and exceptional customer service. With a steadfast dedication to continuous improvement, the facility strives to uphold the highest standards in healthcare delivery.

Don't miss out on this unparalleled business opportunity in Corona Del Mar!

**Please do not speak to anyone at this location!!!**  
**Please Provide signed NDA and Proof of Funds for more Information**









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