

# \$1,695,000 - 613 Swarthmore Avenue, Pacific Palisades

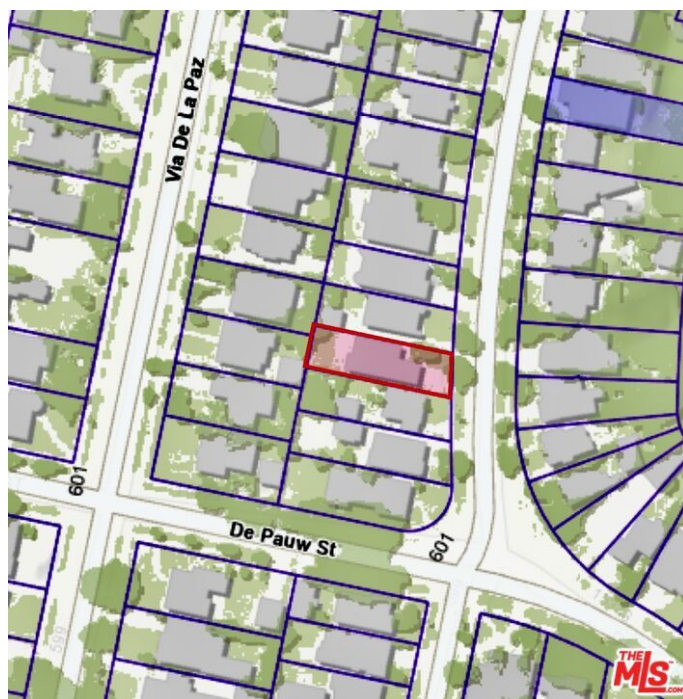
MLS® #25511331

**\$1,695,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Huge price reduction! Discover the ideal setting to build your dream home on Swarthmore in the coveted Village Bluff. Perfectly positioned between Palisades Village and the scenic Bluff, this rare parcel offers walkable access to shopping, dining, parks, and top-rated schools just blocks from sweeping ocean views and breezes. A unique opportunity to design your sanctuary in one of L.A.'s most desirable neighborhoods. Don't miss your chance to create something extraordinary in the evolving heart of Pacific Palisades! EPA Phase 1 has been completed as has the Army Corp of Engineers debris removal.



## Essential Information

MLS® #	25511331
Price	\$1,695,000
Bathrooms	0.00
Acres	0.12
Type	Land
Status	Closed
Listing Agent	Rod Aragon
Listing Office	Sotheby's International Realty

## Community Information

Address	613 Swarthmore Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A

City	Pacific Palisades
County	Los Angeles
Zip Code	90272

### **Amenities**

View	Mountain(s)
------	-------------

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	88
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 21st, 2025 at 3:30am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.