

\$1,598,000 - 540 Mount Holyoke Avenue, Pacific Palisades

MLS® #25516323

\$1,598,000

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Pacific Palisades,

Exceptional opportunity to contribute to the revitalization of the Pacific Palisades.

Spanning 5,367 square feet on the Via Bluffs, this desirable lot is perched high above PCH and Will Rodgers Beach, just 3 blocks from the Via De La Paz Bluffs. Prior to the recent wildfire event, there was a modern

Spanish-style residence on the property with 5-bedrooms, 4-bathrooms, a lower level and a rooftop deck. The sale includes plans with CAD drawings for the former home, approved for approximately 5,000 square feet of living space. Along with the plans, the sale will include a 2006 Geotechnical Report and a 2025 Phase I Environmental Hazards Survey.

Phase 1 survey been independently completed, and Phase 2 debris removal is underway. Supremely positioned within minutes to the Palisades Village and conveniently accessible to the rest of the westside and beyond via Sunset Blvd and Temescal Canyon/PCH.



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Essential Information

MLS® #	25516323
Price	\$1,598,000
Bathrooms	0.00
Acres	0.12
Type	Land
Status	Closed
Listing Agent	David Berg

Listing Office

Compass

Community Information

Address	540 Mount Holyoke Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	City Lights, Hills, Ocean
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Exterior

Lot Description	No Landscaping
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Additional Information

Date Listed	March 28th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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