

\$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.

4412 17
SCALE 1" = 100'



HORIZONTAL
MAGNETIC

THE
MLS

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

Exterior

Lot Description No Landscaping

Additional Information

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

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