

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

MLS® #25516323

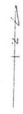
**\$1,598,000**

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.

4.412 17  
SCALE 1" = 100'



CODE 47



HOUSING  
AGENCY

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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