

\$4,349,000 - 15219 Mc Kendree Avenue, Pacific Palisades

MLS® #25525579

\$4,349,000

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Pacific Palisades,

With RTI Plans included, this property presents an unparalleled opportunity to build your dream home on an expansive 9,125 sq. ft. double lot in the heart of the Pacific Palisades. Located at 15219 Mc Kendree Avenue, this prime property is supremely positioned to capture awe-inspiring ocean views, offering an idyllic canvas to participate in the revitalization efforts. Prior to the wildfire event, RTI plans were in place to construct a luxury residence with 7-bedrooms, 7-bathrooms, and 7,831 sq. ft. interiors, plus a 565 sq. ft garage. Highlights of the proposed home include a residential elevator, a gourmet kitchen with a butler's pantry, a dedicated study, a grand primary retreat, a secondary living area that could be utilized as a home theater, and an attached 3-car garage. The exterior space was intended to feature a sparkling pool, spa, outdoor kitchen, and expansive wraparound terrace. The sale includes these RTI architectural and landscape plans, a highly acclaimed Los Angeles-based firm, offering an invaluable head start on construction. Additional reports include a Geology and Soils Report with City of LA approval letter. Phase 1 environmental has been completed, and Phase 2 debris removal is in progress with USACE. Nestled between Rimmer Avenue and Monument Street, the expansive property is set in a premium ocean-view location just moments from Palisades Village, and conveniently accessible to the rest of the Westside via Sunset



Boulevard, Temescal Canyon Road, and PCH. Seize this rare opportunity to secure a jumpstart in crafting your ultimate dream home while contributing to the renewal and resilience of this cherished community.

Essential Information

| | |
|----------------|--------------|
| MLS® # | 25525579 |
| Price | \$4,349,000 |
| Bathrooms | 0.00 |
| Acres | 0.21 |
| Type | Land |
| Status | Closed |
| Listing Agent | F. Ron Smith |
| Listing Office | Compass |

Community Information

| | |
|-------------|-------------------------|
| Address | 15219 Mc Kendree Avenue |
| Area | C15 - Pacific Palisades |
| Subdivision | N/A |
| City | Pacific Palisades |
| County | Los Angeles |
| Zip Code | 90272 |

Amenities

| | |
|------|-----------------------------------|
| View | City Lights, Hills, Ocean, Canyon |
|------|-----------------------------------|

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 14 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 2:41am 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.