

# \$2,400,000 - 413 Swarthmore Avenue, Pacific Palisades

MLS® #25536189

**\$2,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

In the prestigious Via Bluffs of Pacific Palisades, this 6249-square-foot prime homesite presents the opportunity to realize a legacy estate with sweeping ocean views. Prior to the wildfire event, the property was home to a Mid-Century residence and a secondary unit built in the 1950s. Lot will be delivered cleared beyond its present form. An exceptional advantage: the adjacent property at 410 Via De La Paz is also for sale. If combined, these two parcels total an expansive 13,752-square-feet, representing a premier setting to realize the ultimate dream home with awe-inspiring ocean views from the second story and/or rooftop deck (inquire for more information). Just moments from Palisades Village, the Riviera Country Club, and the rest of the Westside via Sunset and PCH, 413 Swarthmore is a rare opportunity to build something extraordinary -- where vision meets value in a neighborhood defined by community, legacy, and lifestyle.



## Essential Information

MLS® #	25536189
Price	\$2,400,000
Bathrooms	0.00
Acres	0.14
Type	Land
Status	Closed
Listing Agent	David Berg

Listing Office            Compass

## Community Information

Address                    413 Swarthmore Avenue  
Area                        C15 - Pacific Palisades  
Subdivision               N/A  
City                        Pacific Palisades  
County                    Los Angeles  
Zip Code                  90272

## Amenities

View                        City Lights, Mountain(s), Panoramic, Coastline, Ocean

## Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 8:56am 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.