

\$4,995,000 - 307 Mount Holyoke Avenue, Pacific Palisades

MLS® #25539987

\$4,995,000

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Pacific Palisades,

Since the fires, there has not been a land listing yet to showcase such awe-inspiring ocean and mountain views, within only moments to the Village. This is one of the best positioned lots on the Via Bluffs, historically a top three desired neighborhood in Palisades. Only 32 lots in the Via Bluffs neighborhood are positioned on the ocean-view bluff side. Only 16 lots have views off the backside of the property which is more desirable. This is a one-of-a-kind opportunity that has ocean views both off the front and back of the property.

There are less than 100 lots on the bluffs that get ocean views that are within such close proximity to the Palisades Village. Set on a substantial 11,837 SF parcel, the previous structure was 4,336 SF, framing the ocean and mountains from every room with a spacious backyard and rooftop deck showcasing breathtaking 360-degree panoramic views. It is also quite rare to find a property in this neighborhood with such large previous livable SF. In rebuilding 110% of the existing SF through the City's expedited path, you will be able to build nearly 5,000 SF on 2 levels. With Phase 1 Complete and Phase 2 clearance underway, the lot presents an unparalleled canvas to build a true legacy property against an unforgettable backdrop. Whether you're a developer or end-user, this rare offering combines dramatic canyon rim positioning, exclusivity, and close proximity to the best of the Westside and the beach. This is one of the few remaining properties along



the California coast that offers this level of setting and possibility to rebuild an extraordinary home in one of Los Angeles' most sought-after enclaves.

Essential Information

MLS® #	25539987
Price	\$4,995,000
Bathrooms	0.00
Acres	0.27
Type	Land
Status	Closed
Listing Agent	Ryan Jancula
Listing Office	Compass

Community Information

Address	307 Mount Holyoke Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Mountain(s), Ocean
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Additional Information

Date Listed	May 30th, 2025
Days on Market	52
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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