

# **\$4,750,000 - 15419 Via De Las Olas, Pacific Palisades**

MLS® #25559881

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**\$4,750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Perched on one of the most prestigious and private streets in Pacific Palisades, this rare 7,265 square foot vacant lot presents a once-in-a-lifetime opportunity to build a dream home with breathtaking, unobstructed 180-degree whitewater ocean views. Positioned directly along the coveted Via De Las Olas Bluffs, the property offers unmatched privacy and dramatic coastal vistas in a setting renowned for its exclusivity, tranquility, and spectacular sunsets. Located within a Categorical Exclusion (CATEX) Zone and exempt from full Coastal Commission review, the lot provides significant advantages for streamlining the permitting process. Professionally cleared following the Palisades Fire, with certified Phase 1 and Phase 2 debris removal completed, the property is ready for construction. Included in the sale are beautifully designed, previously permitted, two-story ADU plans (see photos), offering a valuable head start for building or customization. The previous structures consisted of a 2,840 square feet (2,083 sqft. main residence and 757 sqft. ADU). With its premier location, unobstructed ocean views, and exceptional potential, this is a rare opportunity to create a custom legacy home on one of the most desirable streets in the Palisades.



## **Essential Information**

MLS® #	25559881
Price	\$4,750,000
Bathrooms	0.00
Acres	0.17
Type	Land
Status	Closed
Listing Agent	Cambria Foden
Listing Office	The Agency

## Community Information

Address	15419 Via De Las Olas
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

## Amenities

View	Bay, Bluff, Catalina, Coastline, Panoramic, Water
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## Exterior

Lot Description	Bluff
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## Additional Information

Date Listed	July 3rd, 2025
Days on Market	92
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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