

# \$1,595,000 - 709 Swarthmore Avenue, Pacific Palisades

MLS® #25576065

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**\$1,595,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Ideally located in the beloved Via Bluffs, 709 Swarthmore Avenue offers a rare opportunity to purchase a flat lot in the heart of Pacific Palisades, mere steps to the Village. Just bring your architect and imagination to plan your dream home. Previously the site of a single family residence, this property is ideal for new construction in one of Los Angeles' most desirable coastal neighborhoods. The adjacent lot at 713 Swarthmore is also available for sale by the same Seller, where both lots can be acquired together, allowing one to create a premier side-by-side assemblage. With both the EPA Phase I environmental assessment and Phase II debris removal already complete, each lot is primed for immediate development activity. This lot is perfectly situated between the scenic and beloved Via Bluffs and the Palisades Village, offering top-rated schools, acclaimed restaurants, boutique shopping, local parks, hiking trails and the beach, all just a few steps away! This land acquisition opportunity presents a unique chance for developers or direct buyers to build a custom luxury home or combine parcels for a more expansive estate in an unbeatable Village location.



## Essential Information

MLS® #	25576065
Price	\$1,595,000

Bathrooms	0.00
Acres	0.13
Type	Land
Status	Closed
Listing Agent	Shamon Shamonki
Listing Office	Sotheby's International Realty

## Community Information

Address	709 Swarthmore 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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## Exterior

Lot Description	Back Yard, Yard, Flat
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## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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