

\$3,599,000 - 415 El Medio Avenue, Pacific Palisades

MLS® #25578349

\$3,599,000

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Pacific Palisades,

Extraordinary opportunity to build your dream home in one of the best Pacific Palisades neighborhoods. This 8,010 square foot property is one lot away from the El Medio Bluffs and has unobstructed ocean views protected by mandated setbacks of nearby properties. The ocean and queen's necklace views across the entire front of whatever dream home is built here are permanently locked in. The El Medio Bluffs is one of the best neighborhoods in the entire Palisades community and generational properties like this rarely become available. Expedited fast-track LADBS permitting allows a 3,182 square foot main structure plus basement and substantial and potentially attached ADU to be built on this property, which means rapid approval of a 4,000+ square foot home. Phase 1 and 2 clearance/debris removal has been completed and the rebuilding process can begin.



Essential Information

MLS® #	25578349
Price	\$3,599,000
Bathrooms	0.00
Acres	0.18
Type	Land
Status	Closed
Listing Agent	Eric Knight
Listing Office	Pinnacle Estate Properties

Community Information

Address	415 El Medio Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Ocean
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Additional Information

Date Listed	August 14th, 2025
Days on Market	24
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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