

\$2,026,000 - 518 Muskingum Place, Pacific Palisades

MLS® #25618927

\$2,026,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

Additional RFA May Be Possible Under EO8 (Buyer to verify)! Perched above the coastline in the coveted El Medio Bluffs neighborhood of Pacific Palisades, this expansive 9,768 square-foot homesite presents an unrivaled opportunity to craft a custom dream home set to awe-inspiring ocean and mountain views. Included in the sale is a Property Development Analysis Report from Crest Real Estate (2025) that indicates the possibility of additional allowable square footage when developing through Executive Order 8 (EO8). This additional square footage is beyond the 110% of the lost structure footprint and height required by Executive Order (EO1). Also included in the sale is a Geological Report from Feffer Geological Consulting (2025) and the final debris removal permit (2025). The site formerly contained a single-level, 3-bedroom, 2-bath residence with a pool, and now stands as a blank canvas to reimagine modern coastal living in one of the Palisades' most sought-after neighborhoods. Plus, given that many homes within this enclave remained following January's wildfire, conditions in the area are prime for an expedited path towards revitalization. Just moments from Palisades Village, top-rated schools, hiking and biking trails, and the beach -- with seamless access to the Westside and beyond via Sunset Boulevard, Temescal Canyon Road, and Pacific Coast Highway -- this offering combines lifestyle and location at their very best. It's an opportunity to both contribute to



the renewal of a cherished community and craft a home tailored to your unique vision.

Essential Information

MLS® #	25618927
Price	\$2,026,000
Bathrooms	0.00
Acres	0.22
Type	Land
Status	Closed
Listing Agent	David Berg
Listing Office	Compass

Community Information

Address	518 Muskingum Place
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Mountain(s), Bluff, Ocean
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Additional Information

Date Listed	December 1st, 2025
Days on Market	29
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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