

\$2,995,000 - 327 Swarthmore Avenue, Pacific Palisades

MLS® #25621637

\$2,995,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

Situated in the prestigious Via Bluffs of Pacific Palisades, 327 Swarthmore Ave presents a rare opportunity to create a bespoke coastal estate just moments from the heart of Palisades Village. Set on an approximately 6,250 SF parcel, this prime homesite offers the ideal canvas for a visionary new construction, blending architectural creativity with one of the neighborhood's most desirable addresses. Elevated above the canyon and coastline, the property offers exceptional potential for ocean vistas from a thoughtfully designed second level or rooftop deck. Whether imagined as a striking modern residence, an elegant coastal retreat, or a timeless family sanctuary, the lot invites endless possibilities to craft a legacy home in a setting that seamlessly merges beachside charm with sophisticated village living. The Via Bluffs is celebrated for its serene streets, coastal breezes, and proximity to some of the Palisades' most treasured destinations. Enjoy effortless access to Caruso's Palisades Village, Palisades Park, new Potrero Canyon Park, scenic bluffs, top-rated schools, and the Westside's iconic routes via Sunset Boulevard and Pacific Coast Highway. More than a homesite, 327 Swarthmore Ave represents an opportunity to build something truly exceptional in a neighborhood renowned for its enduring appeal, community spirit, and coastal luxury.



Essential Information

MLS® #	25621637
Price	\$2,995,000
Bathrooms	0.00
Acres	0.14
Type	Land
Status	Closed
Listing Agent	Shauna Walters
Listing Office	Sotheby's International Realty

Community Information

Address	327 Swarthmore Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Bluff, Catalina, Coastline, Ocean, Panoramic
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Additional Information

Date Listed	November 21st, 2025
Days on Market	73
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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