

\$1,750,000 - 16735 Marquez Terrace, Pacific Palisades

MLS® #CV25036108

\$1,750,000

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Pacific Palisades,

Prime Pacific Palisades Development

Opportunity â€“ Just Off Sunset Blvd - OCEAN

VIEW

Located just half a mile from the ocean, 16735 Marquez Terrace presents a rare opportunity to build in one of Los Angelesâ€™ most sought-after coastal neighborhoods.

Previously home to a 4,470 sqft, 4-bedroom, 6-bathroom Newly Modern Residence built in 2017, Original architectural plans remain available for buyers looking to expedite the rebuilding process. Included in the sale. A beautiful Modern Design.

*PARCEL STATUS CURRENTLY IN PHASE

2* of Debris clean up.

This 7,244 sqft lot in Marquez Knolls offers panoramic ocean and treetop views, an existing swimming pool (still present), and proximity to Palisades Village, hiking trails, and previously home of top-rated schools. Zoned R1-1 (Single-Family Residential), this lot provides the flexibility to rebuild up to 4,224 sqft through an expedited process or pursue a larger build with city approval. Under current Los Angeles rebuilding regulations, you are permitted to increase your property's original square footage by up to 10% when reconstructing after fire damage giving you a maximum of 4,224 sqft. Additionally, the March 31st deadline for free debris removal presents a valuable cost-saving opportunity for redevelopment. Save thousands.



With Pacific Palisades undergoing significant transformation, this property is an exceptional opportunity for developers, builders, or investors looking to capitalize on one of LA's most desirable coastal locations. Offers welcomed.

Essential Information

MLS® #	CV25036108
Price	\$1,750,000
Bathrooms	0.00
Acres	0.17
Type	Land
Status	Closed
Listing Agent	Steven Pacheco
Listing Office	EXP REALTY OF CALIFORNIA INC

Community Information

Address	16735 Marquez Terrace
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Canyon, Catalina, City Lights, Coastline, Mountain(s), Ocean, Panoramic, Pool, Trees/Woods
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Exterior

Lot Description	ZeroToOneUnitAcre
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Additional Information

Date Listed	February 19th, 2025
Days on Market	40
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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