

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

MLS® #CV25036108

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**\$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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