

AUCTION  
WEDNESDAY, MARCH 15

INITIALLY \$125M  
MINIMUM BID \$39M



# SENDEROS

CANYON

THE MOST MONUMENTAL  
DEVELOPMENT OPPORTUNITY  
IN LOS ANGELES

SENDEROS CANYON  
BEL AIR, LOS ANGELES, CA

COMPASS



LISTED BY  
MELINDA AND SCOTT TAMKIN

310.493.4141  
tamkin@compass.com  
DRE 01336758 | DRE 01336759

[senderoscanyon.com](http://senderoscanyon.com)

LUXURY PROPERTY  
AUCTIONS

212-867-3333  
info@prusa.com  
DRE 00979078

[prusa.com](http://prusa.com)

CLICK [HERE](#) FOR  
FLIPBOOK VERSION

A ONCE-IN-A-CENTURY  
OPPORTUNITY



In honor of Bel Air's founding 100 years ago in 1923, Paramount Realty USA Auctions and Compass are pleased to present the private auction for the most significant development opportunity in Los Angeles. Encompassing approximately 260 acres of the world's most valuable real estate, Senderos Canyon represents an astounding 6% of the total land area of Bel Air.

Never before has a property of such magnitude been available at such a compelling price: Initially at \$125 million and most recently at \$60 million, the Minimum Bid for our luxury auction is \$39 million.

Equating to approximately \$150,000/acre or \$3.46/sq. ft., the property is priced attractively and ready for a new steward.

Located in the verdant foothills of the Santa Monica Mountains in the ritzy residential enclave of Bel Air, this expansive and undeveloped property provides its future owner with a truly rare opportunity to shape the legacy of Bel Air. This offering of sweeping and untouched acreage, nestled in one of Los Angeles' most prestigious areas, is being offered for sale by private auction by bid deadline of Wednesday, March 15.





A PATHWAY  
TO BOUNDLESS  
OPPORTUNITY.





# HOW TO PARTICIPATE

1. **Access Due Diligence.** Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
2. **Tour Property.** By appointment only. Proof of funds required. Please email [info@prusa.com](mailto:info@prusa.com) to schedule a tour on:
  - Saturday, February 11 or
  - Friday, February 24
3. **Submit Written Bid** By Deadline of Wednesday, March 15th at 4pm PT. Instructions are included in the Due Diligence Information.

# MUST SELL

9% Buyer's Premium. Property subject to prior sale. Submit bid at any time. Potential \$2 million discount if purchaser closes by March 31, 2023. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



# PROPERTY DESCRIPTION

Senderos Canyon consists of 3 contiguous parcels totaling approximately 260 acres that can currently be accessed off Moraga Drive on the North end of the property. Currently unimproved, connections to water, sewer and electric may also be accessed off Moraga Drive to service the property. There is an intermittent blue line stream running down the middle from top to bottom of the property.

The expansive property consists of canyons, rolling oak-woodlands, annual grasslands, rugged rock outcroppings and secluded valleys. The elevation across the property varies from approximately 1,230 ft on the north end down to approximately 900 ft at the south end with canyons sloping 200 -300 ft above the valley of the property. The abundance of natural landscapes throughout the property provides for dramatic views of ridges, foothills and stunning views of Los Angeles and the glistening water of the Pacific Ocean beyond.









# PROPERTY INFORMATION

PARCEL	APN	AREA (SQ FT)	AREA (ACRES)
North Parcel	4378011015	10,081.10	0.23
Middle Parcel	4378003004	2,877,391.40	66.06
South Parcel	4377002004	8,382,793.60	192.44
		11,270,266.10	258.73

## PLANNING AND ZONING RESIDENTIAL AND EQUINE

ZONING	RE40-1-H-HCR
ZONING INFORMATION (ZI)	ZI-2462, ZI-2438, ZI-2467
RESIDENTIAL AND EQUINE	Residential and Equine
GENERAL PLAN NOTE(S)	Yes
HILLSIDE AREA (ZONING CODE)	Yes



N SEPULVEDA BLVD

SAN DIEGO FRWY

SAN DIEGO FRWY

N BEVERLY GLEN BLVD

**BEL AIR  
ESTATES**

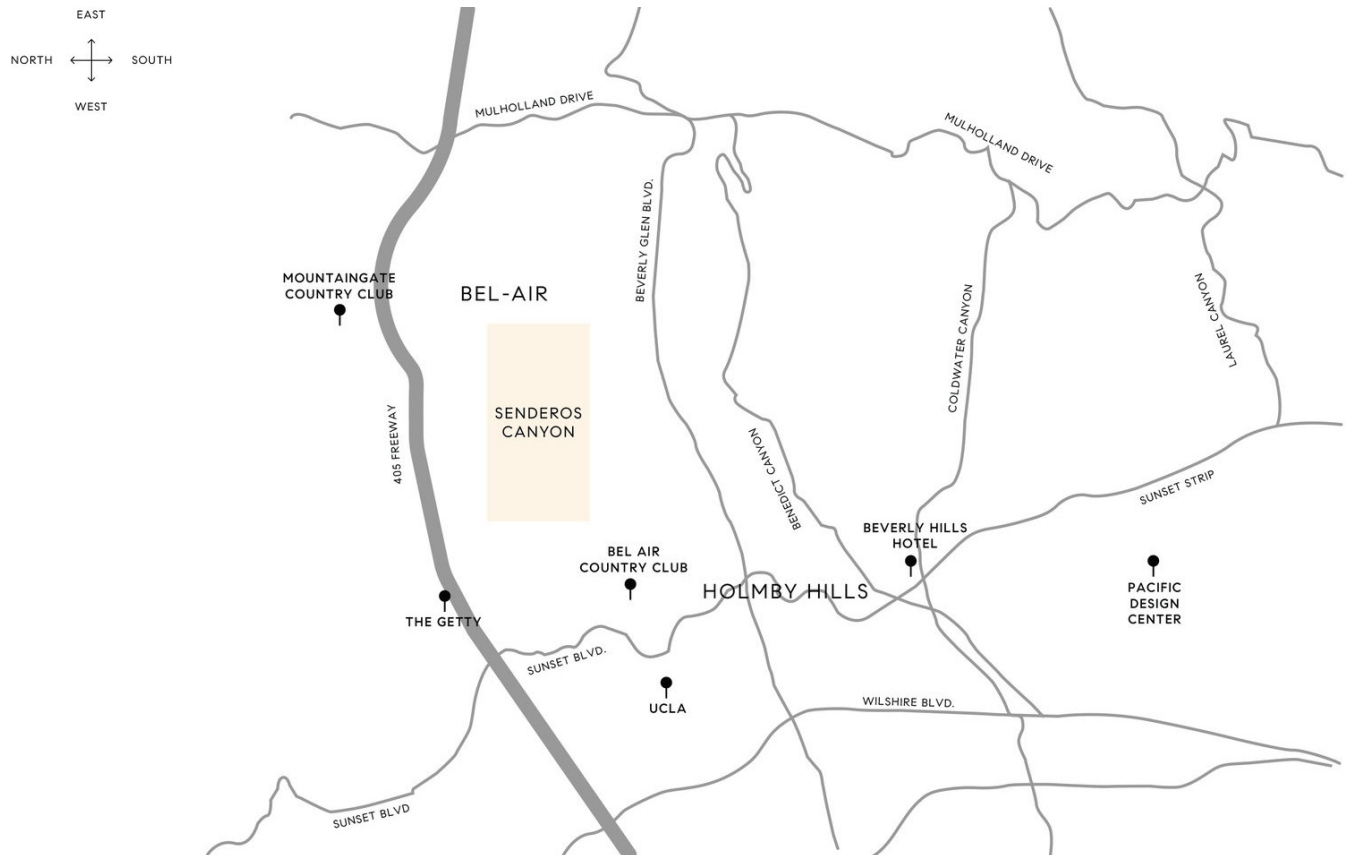
# LOCATION

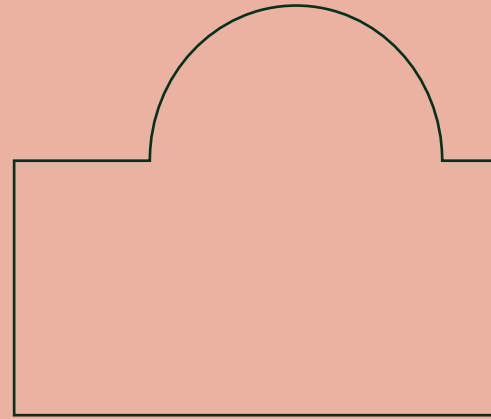
Senderos Canyon is situated across 3 contiguous parcels at the Santa Monica Trailhead and bordered by Mulholland on the north, Moraga Drive on the south, Bel Air Crest on the west, and Linda Flora Drive on the east. The property is centrally located minutes from Beverly Hills, 25 minutes from the Santa Monica Pier, 30 minutes from Los Angeles International Airport, 30 minutes from Downtown Los Angeles and proximate to several shopping, dining and entertainment districts.

# ABOUT BEL AIR

Founded in 1923, Bel Air will be celebrating its centennial year in 2023. Situated about 12 miles west of Downtown Los Angeles and set entirely within the Santa Monica Mountains, Bel Air lies across Sunset Boulevard from the northern edge of UCLA. At the heart of the community sits the prestigious Bel-Air Country Club and famous Hotel Bel-Air. Together with Beverly Hills and Holmby Hills, Bel Air forms the Platinum Triangle of Los Angeles Westside neighborhoods—an affluent area containing some of the largest and most valuable homes in the U.S. Home to numerous notable people and celebrities, the median yearly household income for Bel Air is the highest for any neighborhood or city in all of Los Angeles County.

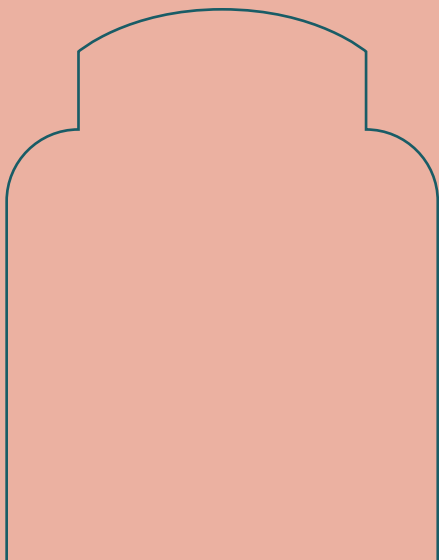
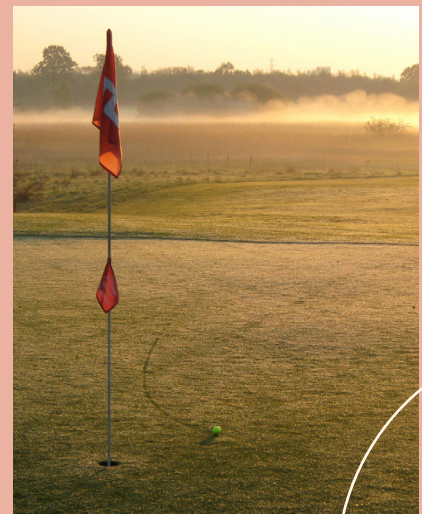






CONCEPT 01

# CHAMPIONSHIP GOLF COURSE, COUNTRY CLUB AND EQUESTERIAN CENTER WITH VINEYARD













CONCEPT 02

EXCLUSIVE WELLNESS  
RETREAT AND PRIVATE  
EQUESTRIAN





CONCEPT 03

## A WINE PRODUCING FAMILY COMPOUND

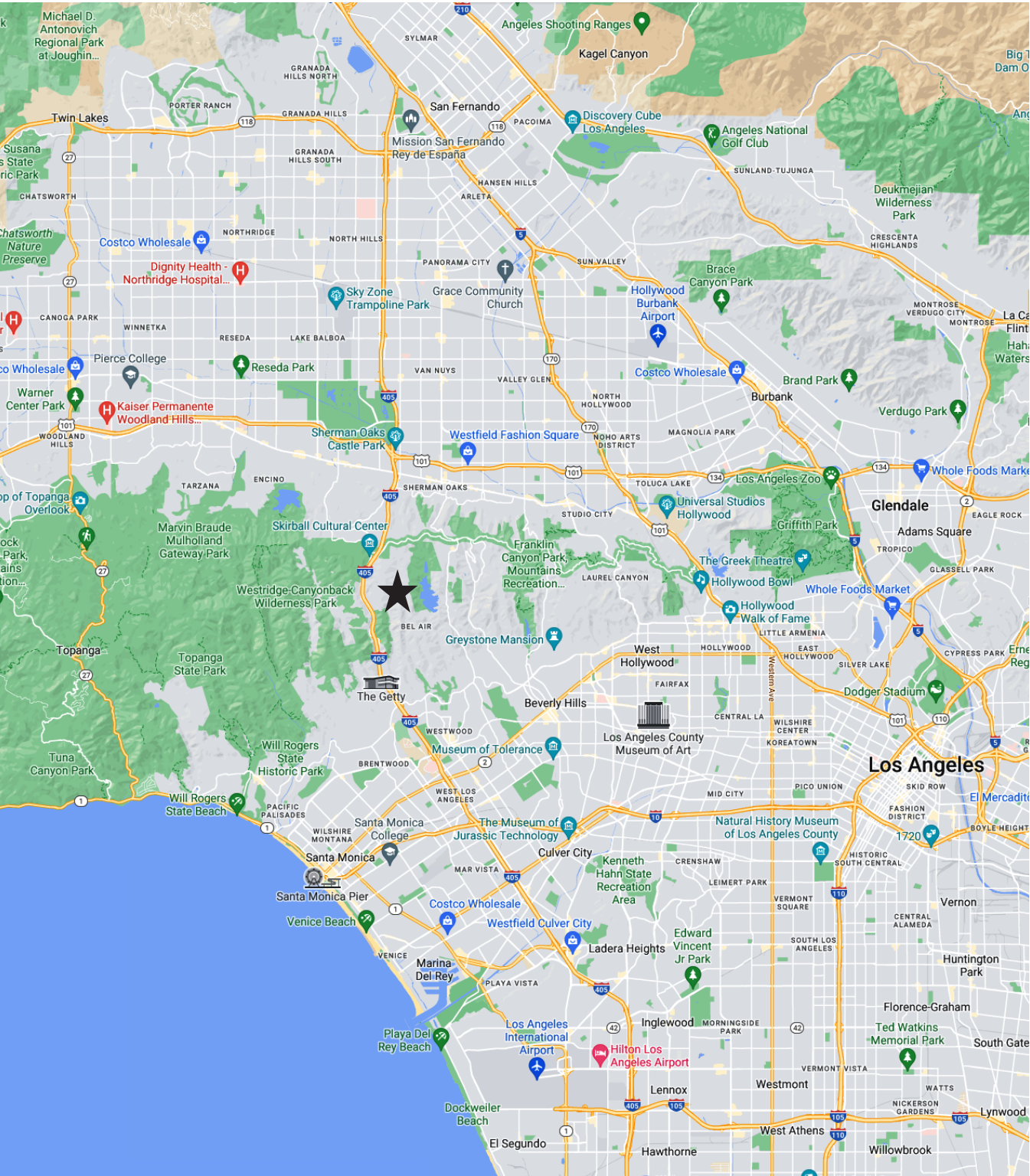








# THE AREA





## LUXURY PROPERTY AUCTIONS

Paramount Realty USA is a prominent national real estate auction firm. The team has marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has auctioned luxury, residential and commercial property for high net worth individuals, private equity firms, developers, family offices, lenders, government agencies, and other owners of real estate.

Visit [www.prusa.com](http://www.prusa.com) for more information.

## PARAMOUNT REALTY USA

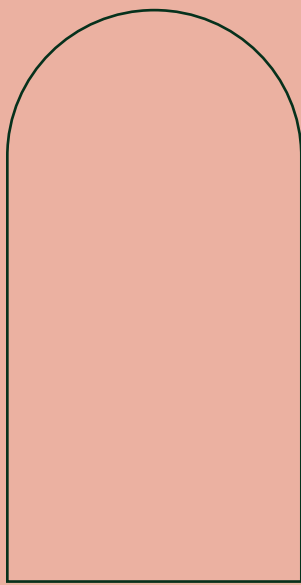
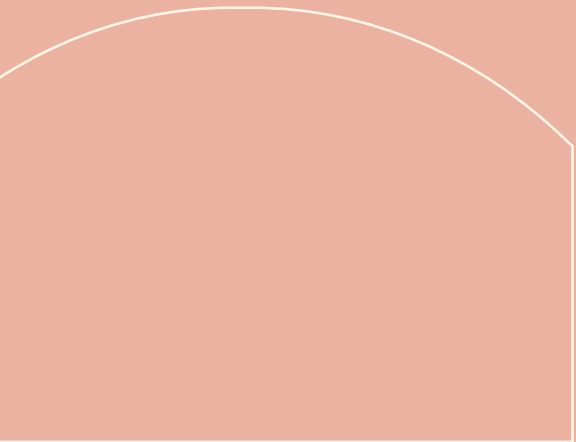
Luxury Property Auctions  
212.867.3333

[prusa.com](http://prusa.com)

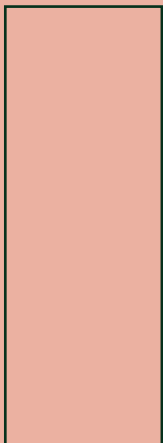


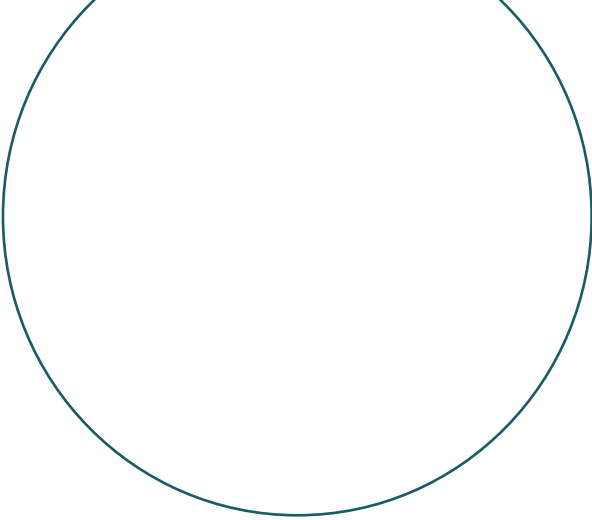
The listing brokers for the property are Melinda and Scott Tamkin (California Department of Real Estate license numbers 01336759 and 01336758 respectively) with Compass (9454 Wilshire Blvd., 4th FL, Beverly Hills, CA 90212). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898, California broker of record Cindy Lee Jones, 36101 Bob Hope Drive, #5163, Rancho Mirage, CA 92270 (California Department of Real Estate license number 00979078), expires 10/09/25 (collectively, "PRUSA") is a co-exclusive agent and marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid or Minimum Bid, if any. Any Starting Bid or Minimum Bid indicated herein is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity. 🏠



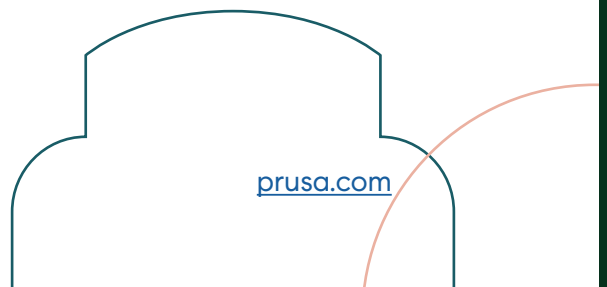


THE FUTURE

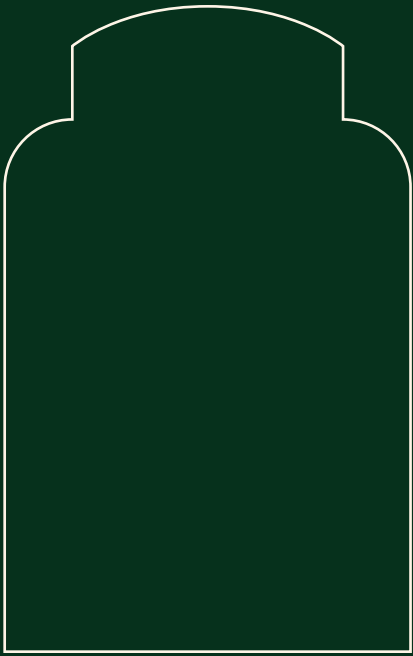




IS BOUNDLESS







SENDEROSCANYON.COM  
PRUSA.COM

