



Re/Max Professionals agent Jackie Garcia has a penthouse in Riverfront Tower open today.

## With downtown penthouses topping \$10M, see one in Riverfront at \$4.79M



*On The*  
HOME FRONT

Mark Samuelson

No corner of Denver's real estate market has shown quite so spectacular a run-up over recent years as the one for downtown condos on the tippy-top floors of their buildings, where views span the length of the snow-capped Continental Divide.

One of those units off Larimer Square sold for \$10.75 million this year. But Jackie Garcia, whose clients include a number of professional sports figures, has one to show you today for less than half of that where you would not only have the view, but a nice place to walk the dog as well.

At 1590 Little Raven St., right beside the Denver Millennium footbridge linking Riverfront and LoDo, she'll let you explore a 4,900-square-foot penthouse that Garcia says is closer to the action now than Larimer Square is — two blocks from the Union Station makeover and all of the dining that's arrived in its wake, plus Whole Foods (three blocks), the Museum of Contemporary Art (three blocks) and newer corporate headquarters including Deloitte and DaVita (a block), not to mention coffee and more dining right downstairs.

### IF YOU GO...

**WHAT:** Open house

**WHERE:** 1590 Little Raven St, PH4, Denver; from downtown, take 15th St northwest into LoDo, past Wewatta St to Little Raven, north 1 blk.

**PRICE:** \$4.79 million

**WHEN:** Today, 11 a.m. to 1 p.m.

**PHONE:** 303-257-7788

"The views are a killer," Garcia adds, who has the penthouse in the iconic Riverfront Tower building priced at \$4.79 million.

But the real advantage over pricier units farther east, she says, is the mile-long park frontage across the street, along the South Platte River, with Commons Park and Confluence Park directly adjacent, forming a hub of 40 miles of bike trail that span from Waterton Canyon northeast up the river and another 30 miles south along Cherry Creek.

"It's not in a concrete jungle; you have a place to walk and play," Garcia notes.

Six blocks from Coors Field, the buyer of this may swing a bat, she says, and have some kids, too. You'll see a master with two big walk-ins and a steam shower in imported stone, art-gallery-style walls, lots of storage, and two of the best parking spaces in the tower, close to the elevator. From 15th, take Little Raven north one block.