

# 5260 RITTIMAN

San Antonio, TX 78218



## OFFERING MEMORANDUM

100% Leased Industrial Flex Showroom Building



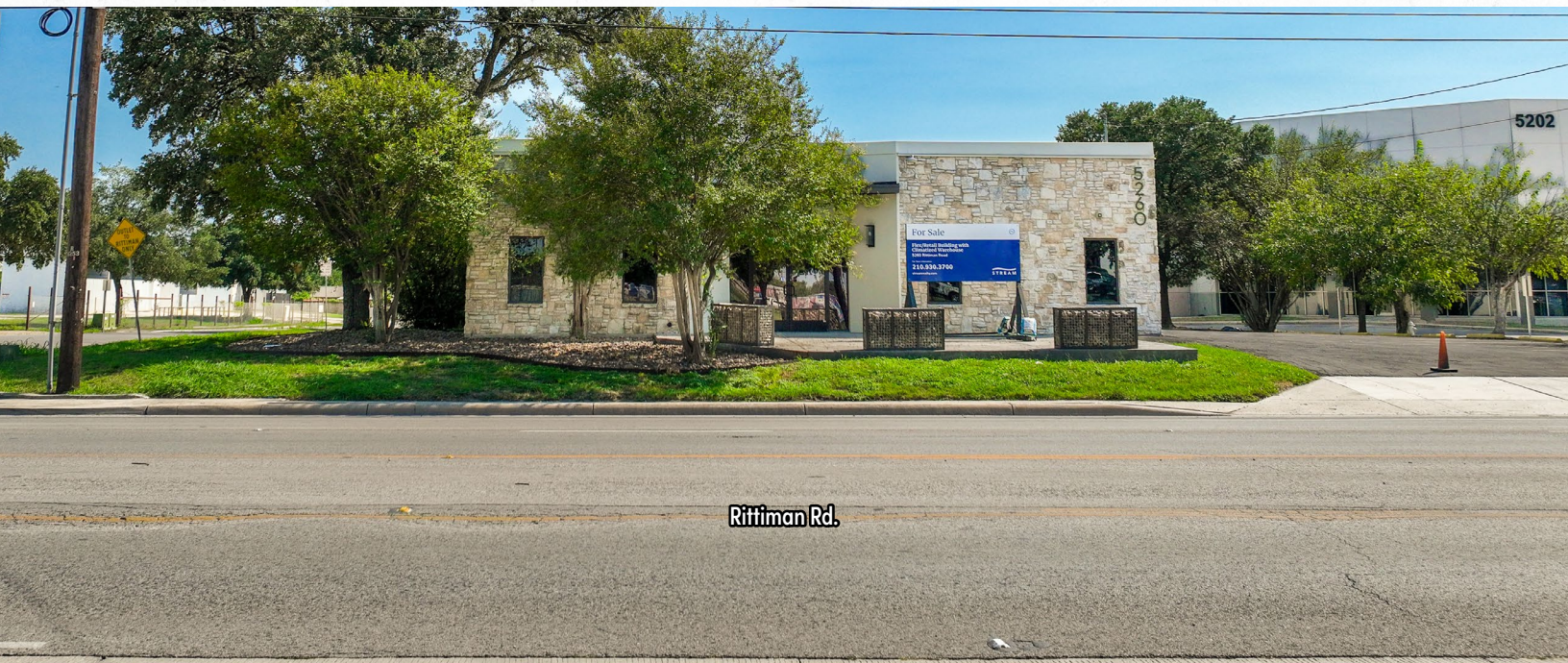
**ANDREW KATZFHEY, VICE PRESIDENT**  
210.298.8537 | [andrew.katzfey@streamrealty.com](mailto:andrew.katzfey@streamrealty.com)

**KEVIN COSGROVE, EXECUTIVE VICE PRESIDENT**  
210.298.8527 | [kevin.cosgrove@streamrealty.com](mailto:kevin.cosgrove@streamrealty.com)

# THE ASSET

**5260 RITTIMAN PLACE** ("Property") is a single tenant, triple-net leased industrial flex showroom building in northeast San Antonio leased to Avista Products. The building is a 5,032 SF flex showroom with a 100% climatized warehouse. Located in the industrial corridor on Rittiman Road and just minutes from I-35, this location has easy access to all of San Antonio and sits on the most direct route to Austin. Visible from the highly trafficked Rittiman Road.

The Property was leased in 2026 by Avista Products, a full-service advertising agency.

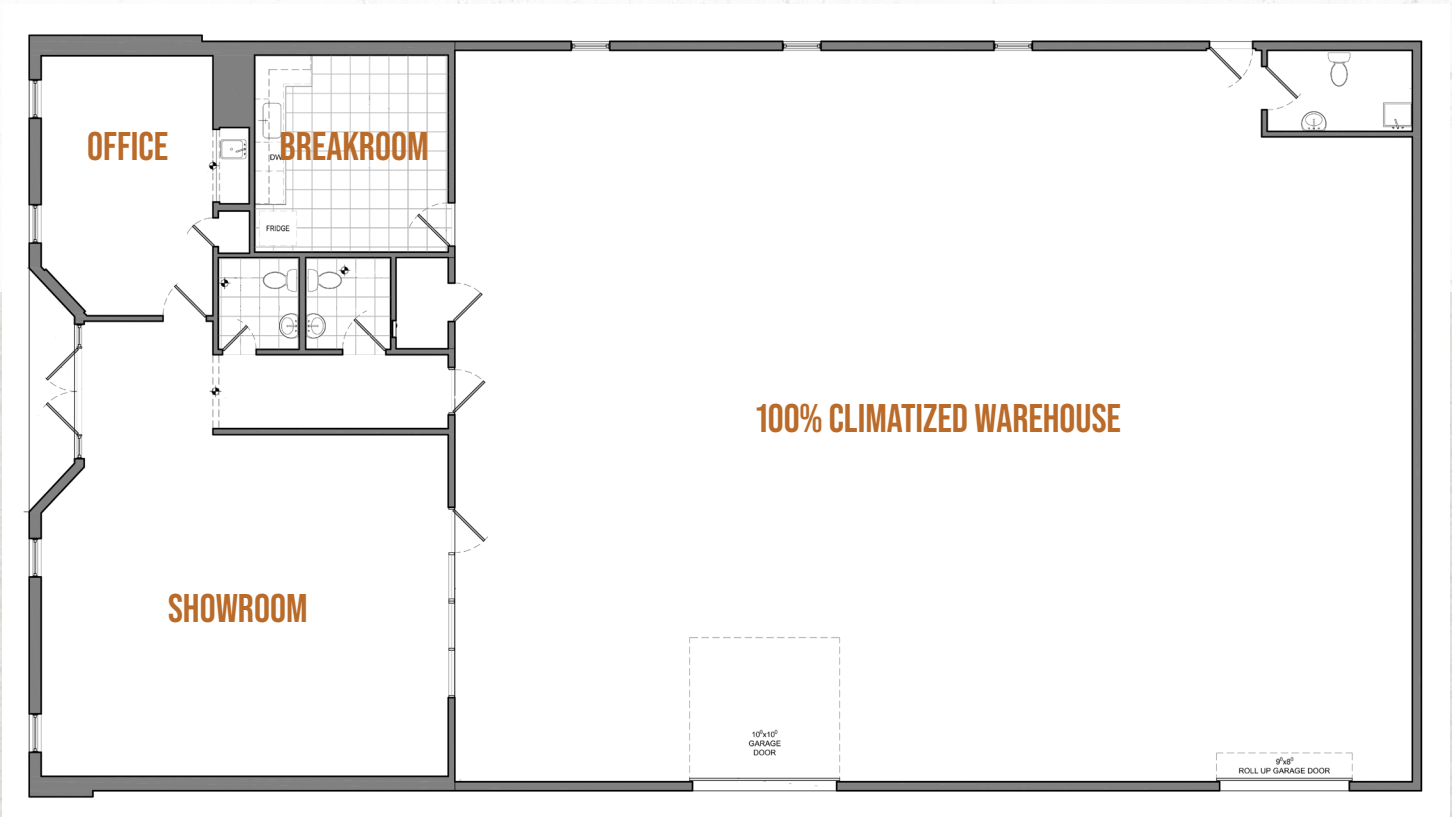


Rittiman Rd.

## PROPERTY HIGHLIGHTS

- **5,032 SF Flex/Showroom** Building in NE San Antonio
- Visibility from **Highly Trafficked** Rittiman Road
- **Move-in Ready**
- **100% Leased** Through 2031
- **C-3 Zoning**
- **Two Grade-Level Doors**
- **New LED Lighting Retrofit**
- **Three (3) New HVAC Systems**
- **New Insulated TPO Roof (With Warranty)**

# PLANS



CLICK OR SCAN  
TO VIEW SURVEY

**5,032 SF Available**

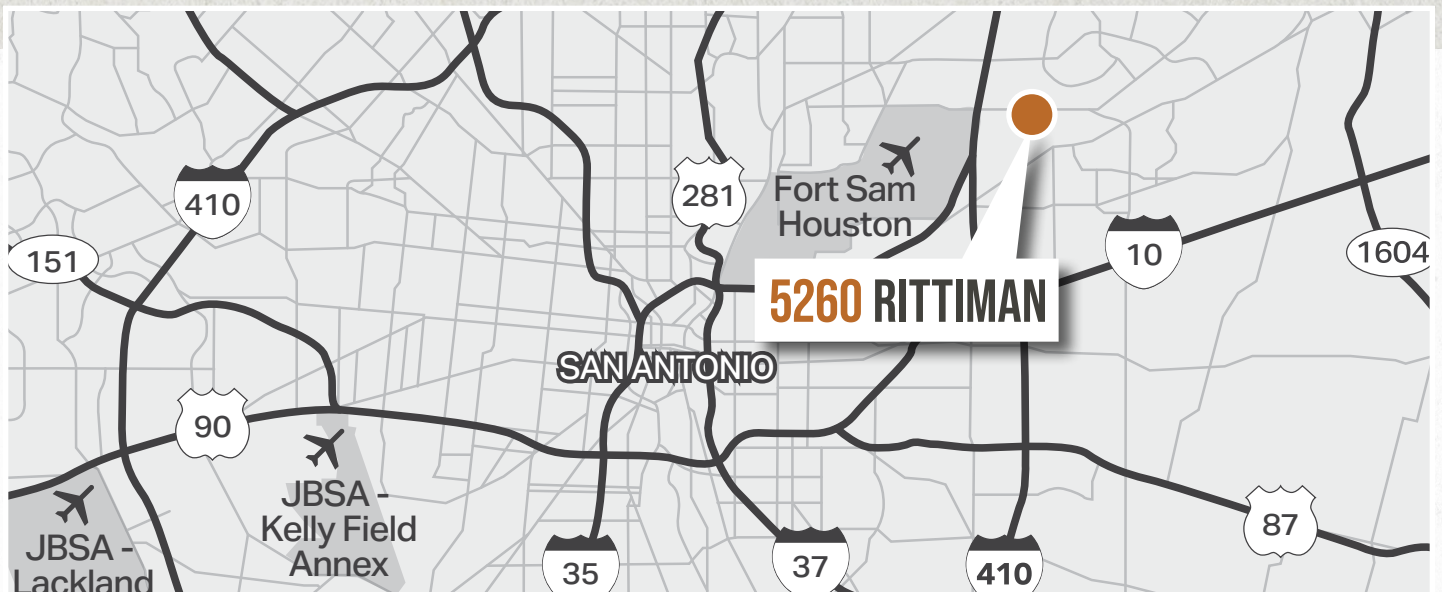


**CLIMATIZED WAREHOUSE**



**BREAKROOM**

# CONVENIENT LOCATION



IN THE  
AREA

# 5260 RITTIMAN

San Antonio, TX 78218



## DEMOGRAPHICS

WITHIN A 30-MINUTE DRIVE

1,821,094

TOTAL POPULATION

36.1

AVERAGE AGE

60.1%

WHITE COLLAR EMPLOYEES

52.1%

OWNER OCCUPIED HOUSES

\$95,156

AVERAGE HOUSEHOLD INCOME

  
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FOR MORE INFORMATION,  
CONTACT:

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210.298.8537 | [andrew.katzfey@streamrealty.com](mailto:andrew.katzfey@streamrealty.com)

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210.298.8527 | [kevin.cosgrove@streamrealty.com](mailto:kevin.cosgrove@streamrealty.com)

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