

ESPACE FORM

1 club operated · CHOLET · company founded 1992-01-01

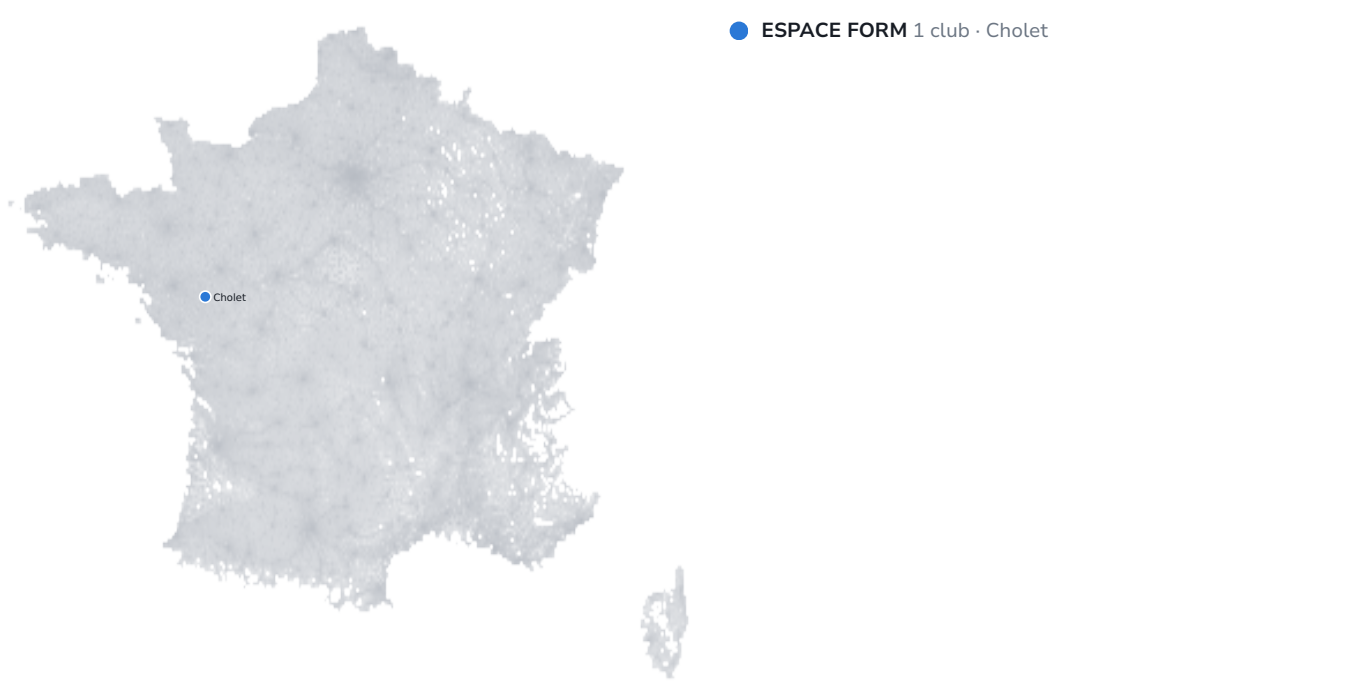
1
club

Cholet
opened 1992–1992

€-47,823
EBITDA 2017

**revenue €508,301 ·
net €-51,449**
equity €273,236 · financial
debt €194,427 · cash €5,090 ·
1 risk flag

WHERE THE CLUBS ARE — 1 club



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION GYMS WITHIN, OPENING → TODAY		CAPTURE PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
ESPACE FORM	Cholet 49300	1992	0 → 0	0 → 3	4,517 → 3,837	20,938 → 11,375

Competition: genuine gym floors within the ring, by registry opening date. Capture: residents and workers the gravity model assigns to this floor against every competitor within 3 km, demand at its 2021 vintage.

LEGAL IDENTITY — INSEE Sirene

Legal name	ESPACE FORM
SIREN	383901956
Founded	1992-01-01
Activity	93.11Z NAF/APE code
Employees	03 Sirene band
Officers	MB INVEST (Président de SAS)

FILING & CAPITAL — INPI RNE

Registered capital	€66,000
Years filed	1 of the last 1 on record — 1 complete
Debt falling due	not filed — the maturity table is a complete-regime page
Confidentiality	never invoked — every filed income statement is public
Ownership changes	not tracked — officers are a snapshot at each data refresh, not a filing history; France also closed the beneficial-ownership registry to public access in July 2024

RISK FLAGS — from the accounts

▼ **high leverage** — 2017, debt €194,427 vs EBITDA €-47,823

FILED ACCOUNTS — INPI, keyed annual accounts; one filing covers all 1 clubs

YEAR	REVENUE	EBITDA	MARGIN	OPERATING	NET	EQUITY	FIN. DEBT	CASH	STAFF COST	EXT. CHARGES	FTE
2017	€508,301	€-47,823	-9%	€-61,288	€-51,449	€273,236	€194,427	€5,090	€168,044	€378,662	—

EBITDA derived from the filed income statement; rent sits inside external charges; "withheld" is an L.232-25 confidentiality declaration.

ESPACE FORM Cholet

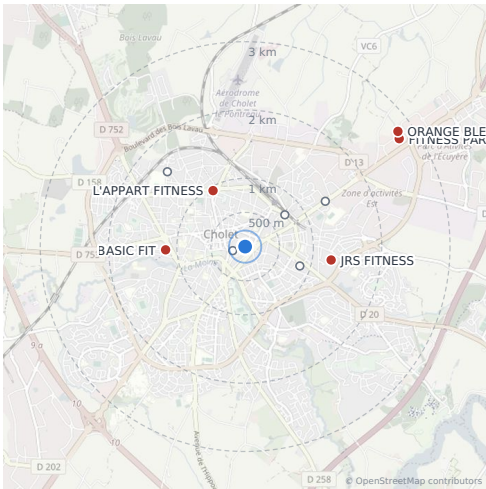
PASSAGE DES GRANDS JARDINS 49300 CHOLET · opened 1992-01-01 · SIRET 38390195600011

CHANGE SINCE OPENING — 1992 → today

	AT OPENING	TODAY	CHANGE
Location score	82.4	77.5	-4.9
Gyms within 1 km	0	1	+1
Gyms within 2 km	0	3	+3
Competition weight, 2 km	1.50	3.90	+160%
Capture, 2 km	20,938	11,375	-46%
Saturation, 2 km vs national baseline	-100%	-30%	+70 pts

Competitor field as it stood on 1992-01-01 against today's; demand at its 2021 vintage at both dates. Red is a move against the club of five score points, two gym floors or a quarter of the measure; green the reverse.

WITHIN 3 KM TODAY



5 gym floors, 5 other sports sites. Rings at 500 m, 1, 2 and 3 km.

SCORE TODAY — seven parameters, five measured at 500 m and 2 km

PARAMETER	WHERE	MEASURED	SCORE	HOW IT WAS ARRIVED AT
Catchment weight 20%	65 500 m	6,166 people	73	2,514 aged 18-64 + 3,652 workers = 6,166 over 0.79 km2 = 7,850/km2
	2 km	39,212 people	59	21,761 aged 18-64 + 17,451 workers = 39,212 over 12.57 km2 = 3,120/km2
Competition weight 15%	67 500 m	0.30 wt	84	0 genuine gym floors and 1 other sports site within 500 m, weighted by substitutability and price tier
	2 km	3.90 wt	56	3 genuine gym floors and 5 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	86 500 m	3,837 people	86	2,422 residents + 1,415 workers, demand within 500 m against every competitor within 3 km
	2 km	11,375 people	85	8,210 residents + 3,165 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 4,226 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 2.1 LQ
	2 km	LQ 0.70	100	3 clubs / 37,594 residents = 7.98 per 100k against 11.31 nationally
Fit weight 10%	— unit	not measured	—	no floor area recorded for this unit
Rental weight 10%	— unit	not measured	—	no rent or no floor area recorded
Income weight 10%	69 500 m	1.02×	75	22,925 EUR against 22,380 nationally, median of 2 IRIS within 500 m
	2 km	1.00×	66	22,320 EUR against 22,380 nationally, median of 13 IRIS within 2 km

NEAREST GYMS — 5 within 3 km; ▲ opened after 1992

0.94 ▲ L'APPART FITNESS L'Appart Fitness 2026	1.17 ▲ BASIC FIT Basic-Fit 2016
1.27 ▲ JRS FITNESS 2016	2.75 ▲ FITNESS PARK Fitness Park 2020
2.8 ▲ ORANGE BLEUE L'Orange Bleue 2026	

ACCESS — straight-line, GTFS

Rail	Gare de Cholet Hôtel de Ville — 379 m
Bus	St Pierre — 112 m
Footfall	Cholet — 757 m, 706,770 travellers/yr SNCF
Shops	16 within 150 m INSEE BPE