

KC NICE PORT

1 club operated · NICE · company founded 2009-12-15

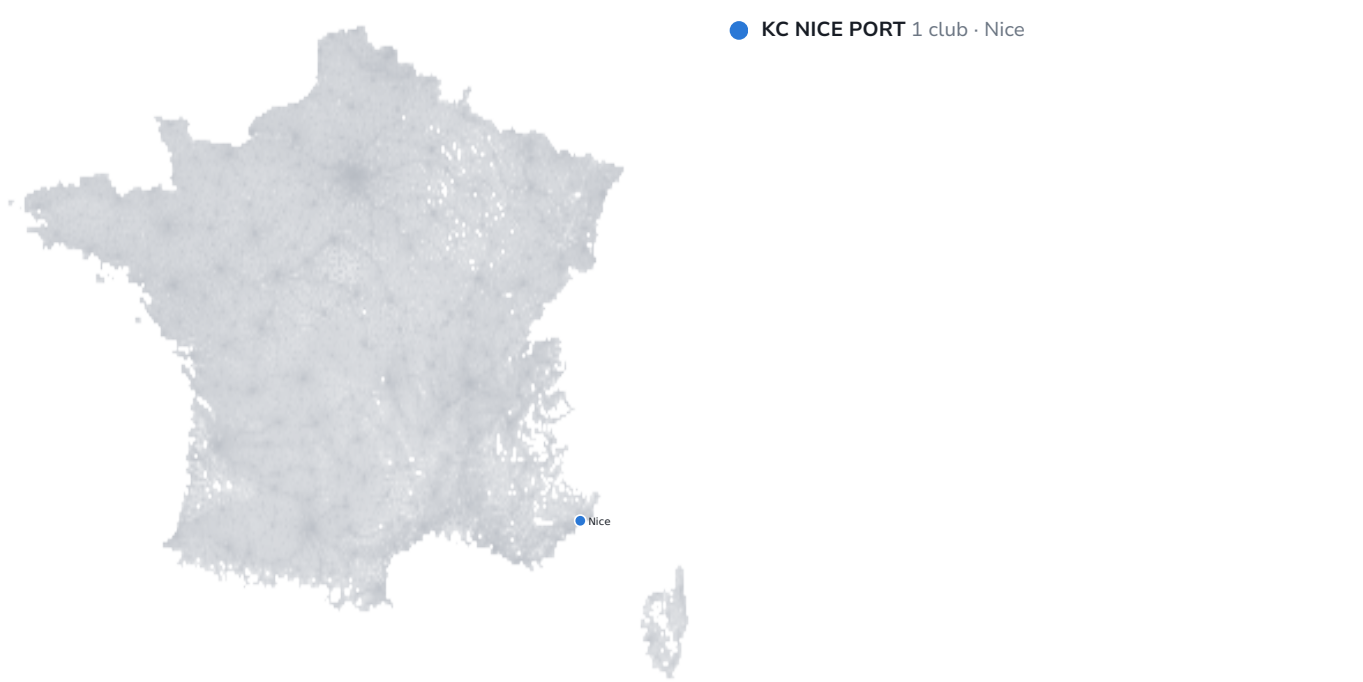
1
club

Nice
opened 2025-2025 · 2 closed

€12,940
EBITDA 2023

revenue €17,638 · net €6,367
equity €22,701 · financial debt — · cash €21,087 · 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
KC NICE PORT	Nice 06000	2025	2 → 3	23 → 35	5,627 → 3,915	11,318 → 6,931

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. Closed establishments on this company: KC NICE PORT (Eguilles), KEEP COOL (Nice).

LEGAL IDENTITY — INSEE Sirene

Legal name	KC NICE PORT
SIREN	518894175
Founded	2009-12-15
Activity	93.13Z NAF/APE code
Employees	NN Sirene band
Officers	S.P.A.S (Président de SAS)

FILING & CAPITAL — INPI RNE

Registered capital	€10,000
Years filed	4 of the last 4 on record — 4 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

▼ revenue decline — 2022 → 2023, -42%

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
2023	€17,638	€12,940	73%	€11,083	€6,367	€22,701	—	€21,087	—	€2,608	—
2022	€30,168	€15,267	51%	€19,114	€17,701	€46,333	—	€40,413	—	€12,765	—
2021	€60,700	€30,985	51%	€30,614	€-32,625	€68,631	€30,000	€81,222	€2,019	€84,539	1
2019	€349,986	€84,239	24%	€32,103	€6,153	€158,848	€68,274	€64,936	€86,368	€170,142	3

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

KC NICE PORT Nice

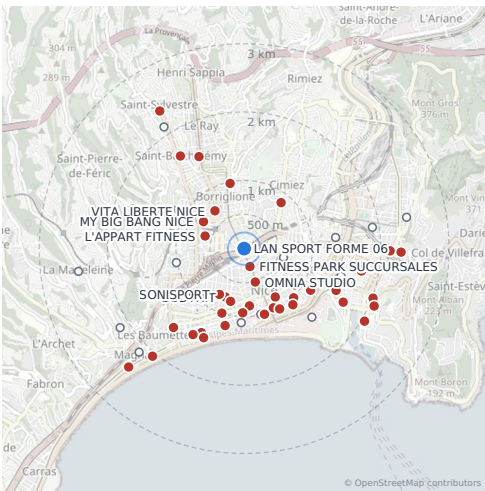
3 RUE ROUGET DE LISLE 06000 NICE · opened 2025-01-01 · SIRET 51889417500034

CHANGE SINCE OPENING — 2025 → today

	AT OPENING	TODAY	CHANGE
Location score	73.1	61.6	-11.5
Gyms within 1 km	12	19	+7
Gyms within 2 km	23	35	+12
Competition weight, 2 km	23	35.46	+54%
Capture, 2 km	11,318	6,931	-39%
Saturation, 2 km vs national baseline	+29%	+105%	+76 pts

Competitor field as it stood on 2025-01-01 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



42 gym floors, 15 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%	89 500 m	18,127 people	94	10,090 aged 18-64 + 8,036 workers = 18,127 over 0.79 km ² = 23,080/km ²
	2 km	159,735 people	86	87,254 aged 18-64 + 72,481 workers = 159,735 over 12.57 km ² = 12,711/km ²
Competition weight 15%	16 500 m	1.70 wt	39	2 genuine gym floors and 0 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	35.46 wt	0	34 genuine gym floors and 13 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	73 500 m	3,915 people	87	2,915 residents + 1,000 workers, demand within 500 m against every competitor within 3 km
	2 km	6,931 people	64	5,242 residents + 1,689 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	67 500 m	LQ 1.08	96	2 clubs / 16,856 residents = 11.86 per 100k against 11.01 nationally
	2 km	LQ 2.05	48	34 clubs / 150,991 residents = 22.52 per 100k against 11.01 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%	43 500 m	0.86×	21	19,285 EUR against 22,380 nationally, median of 8 IRIS within 500 m
	2 km	0.98×	59	21,840 EUR against 22,380 nationally, median of 69 IRIS within 2 km

NEAREST GYMS — 42 within 3 km; ▲ opened after 2025

0.0 LAN SPORT FORME 06 2025	0.28 ▲ FITNESS PARK SUCCURSALES Fitness Park 2026
0.52 ▲ OMNIA STUDIO 2026	0.6 L'APPART FITNESS L'Appart Fitness 2024
0.7 VITA LIBERTE NICE Vita Liberte 2015	0.71 MY BIG BANG NICE My Big Bang 2024
0.76 BODYHIT Bodyhit 2019	0.76 ▲ SONISPORT 2026
... and 34 more within 3 km.	

ACCESS — straight-line, GTFS

Tram	Gare Thiers — 98 m
Bus	Gare Thiers / Médecin — 122 m
Footfall	Nice — 318 m, 12,131,450 travellers/yr SNCF
Shops	144 within 150 m INSEE BPE