

ES FITNESS - MUSCLE FACTORY

1 club operated · BURES-SUR-YVETTE · company founded 2019-03-15

1

club

Bures-Sur-Yvette

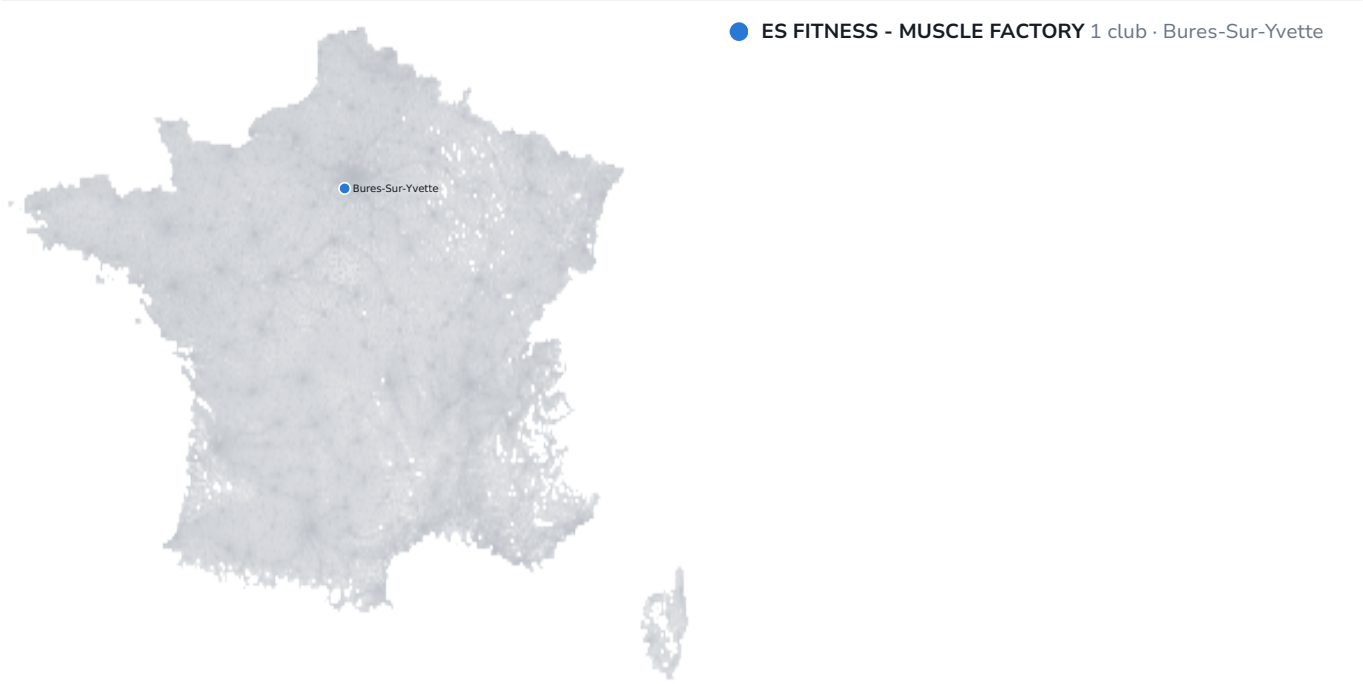
opened 2019–2019

—

accounts

No keyed accounts in INPI's feed for this company.

WHERE THE CLUBS ARE — 1 club



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION		CAPTURE	
			GYMS WITHIN, OPENING → TODAY		PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
LE COMPLEX	Bures-Sur-Yvette 91440	2019	2 → 3	3 → 5	1,176 → 786	10,162 → 6,716

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	ES FITNESS - MUSCLE FACTORY
SIREN	849203229
Founded	2019-03-15
Activity	93.13Z NAF/APE code
Employees	11 Sirene band
Officers	YANN THOMAS ANTOINE ESTESO (Président de SAS); SEBASTIEN SARAIVA (Directeur Général)

FILING & CAPITAL — INPI RNE

Registered capital	€10,000
Years filed	1 of the last 1 on record — 1 complete
Debt falling due	€526,171 within a year · €350,000 in one to five against cash of €202,960
Confidentiality	income statement withheld: 2022
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

Nothing flagged.

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
2022	<i>income statement withheld — Partiellement confidentiel</i>					€124,947	€767,887	€202,960	—	—	—

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

LE COMPLEX Bures-Sur-Yvette

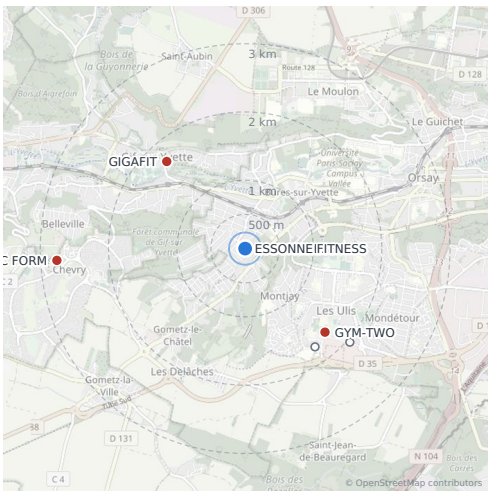
9 RUE DE LA VIERGE 91440 BURES-SUR-YVETTE · opened 2019-03-15 · SIRET 84920322900018

CHANGE SINCE OPENING — 2019 → today

	AT OPENING	TODAY	CHANGE
Location score	71.6	64.5	-7.1
Gyms within 1 km	2	3	+1
Gyms within 2 km	3	5	+2
Competition weight, 2 km	2.20	3.90	+77%
Capture, 2 km	10,162	6,716	-34%
Saturation, 2 km vs national baseline	-54%	-8%	+46 pts

Competitor field as it stood on 2019-03-15 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, 2 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%	49 500 m	1,536 people	45	1,414 aged 18-64 + 122 workers = 1,536 over 0.79 km2 = 1,955/km2
	2 km	27,018 people	52	22,445 aged 18-64 + 4,573 workers = 27,018 over 12.57 km2 = 2,150/km2
Competition weight 15%	47 500 m	2.00 wt	33	2 genuine gym floors and 0 other sports sites within 500 m, weighted by competition tier (price tier on direct rivals)
	2 km	3.90 wt	56	4 genuine gym floors and 1 other sports site within 2 km, weighted by competition tier (price tier on direct rivals)
Capture weight 20%	53 500 m	786 people	39	747 residents + 39 workers, demand within 500 m against every competitor within 3 km
	2 km	6,716 people	62	6,174 residents + 542 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 2,317 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 3.8 LQ
	2 km	LQ 0.92	100	4 clubs / 38,434 residents = 10.41 per 100k against 11.32 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%	92 500 m	1.63×	100	36,590 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.06×	86	23,670 EUR against 22,380 nationally, median of 13 IRIS within 2 km

NEAREST GYMS — 5 within 3 km; ▲ opened after 2019

0.0 ▲ OMA FITNESS 2026	0.0 ESSONNE FITNESS 2010
1.69 GYM-TWO 2018	1.72 ▲ GIGAFIT GigaFit 2026
2.76 MAGIC FORM Magic Form 2013	

ACCESS — straight-line, GTFS

Rail	La Hacquinière — 621 m
Bus	Clos de Bures — 157 m
Footfall	LA HACQUINIÈRE — 617 m, 271,761 validations/yr RATP
Shops	1 within 150 m INSEE BPE

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