OPERATOR REPORT · SIREN 849203229

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

● **ES FITNESS - MUSCLE FACTORY** 1 club · Bures-Sur-Yvette

CLUBS OPERATED — competition and capture, at opening and today

			COMPETITION GYMS WITHIN, OPENING → TODAY		CAPTURE PEOPLE, OPENING → TODAY	
CLUB	CITY	OPENED	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	*income statement withheld — Partiellement confidentiel*					€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.

CLUB 1 OF 1

LE COMPLEX Bures-Sur-Yvette

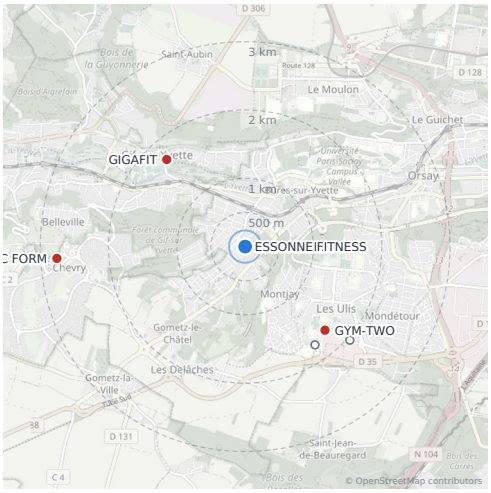
9 RUE DE LA VIERGE 91440 BURES-SUR-YVETTE · opened 2019-03-15 · SIRET 84920322900018

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

ACCESS — straight-line, GTFS

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

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Sources : INSEE, Sirene (www.insee.fr), données mises à jour le 2026-10-20 · INPI, Registre national des entreprises (stock du 2026-03-04, API au 2026-10-20) · DILA, BODACC (annonces commerciales, au 2026-10-18) · Ministère des Sports, Data ES (2026-10-17) · INSEE, Filosofi 2021 (carreaux 200 m, IRIS) et BPE 2025 · IGN, Contours IRIS 2026 · OpenStreetMap contributors (ODbL). Licence Ouverte / Etalab 2.0 sauf mention contraire.