

2603 MALLORY LANE, SANTA CRUZ

Santa Cruz

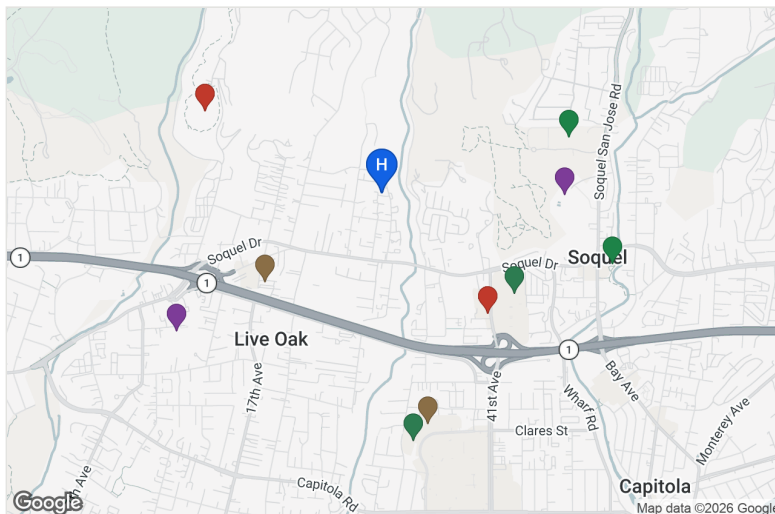
THE HOME

2603 Mallory Lane sits in Santa Cruz, where the east side's rolling terrain meets county parkland and established residential streets. The address lies within a neighborhood scored as somewhat walkable, offering a measured balance between car convenience and pedestrian access. Soquel High School stands less than a mile away, and several county parks—Anna Jean Cummings, Heart of Soquel, Santa Cruz Gardens, and Winkle Farm—form a constellation of open space within close reach. The setting is residential Santa Cruz at a comfortable remove from the coast, where the topography softens and the rhythm slows.

THE NEIGHBORHOOD

This corner of Santa Cruz offers practical proximity to Trader Joe's and Safeway for groceries, while cafés like Zizzo's in nearby Capitola and the Ugly Mug CoffeeHouse provide gathering spots beyond the national chains. Café Cruz and Discretion Brewing anchor the local dining landscape. The drive to Downtown San Jose takes 49 minutes; Stanford University is 53 minutes away. Public schools in the area include Santa Cruz Gardens Elementary (GreatSchools rating 7), Ocean Alternative Education Center (rating 8), Branciforte Middle School (rating 9), and both Soquel High (rating 9) and Santa Cruz High (rating 10), the latter 3.6 miles distant. The walk score of 58 reflects a neighborhood where errands require some planning but remain within manageable distance.

THE NEIGHBORHOOD MAP



● This home ● Cafés ● Dining ● Grocery ● Parks ● Schools

GETTING AROUND

Downtown San Francisco

1 hr 52 min drive · 77.3 mi 3 hr 31 min transit

Stanford University

53 min drive · 44.3 mi 2 hr 52 min transit

Downtown San Jose

49 min drive · 33.4 mi 1 hr 45 min transit

San Francisco International Airport

1 hr 16 min drive · 67.2 mi 2 hr 59 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

WORTH KNOWING

- Four county parks lie within the immediate vicinity, offering trail access and open space without the need to drive to the coast or into the mountains.
- Soquel High School, rated 9 out of 10 by GreatSchools, sits 0.7 miles from the property; Santa Cruz High, rated 10, is 3.6 miles away.
- The commute to Downtown San Jose by car is 49 minutes; San Francisco International Airport is 1 hour 16 minutes by the same route.

NEARBY

CAFÉS	Zizzo's Coffee (Capitola, CA), Optimal Health and Fitness, Starbucks Coffee Company
DINING	Chaminade Resort & Spa, Café Cruz, Discretion Brewing
GROCERY	Trader Joe's, Safeway
PARKS	Anna Jean Cummings County Park, Heart of Soquel County Park, Santa Cruz Gardens County Park

58 WALK SCORE®
Somewhat Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

- 7/10

Santa Cruz Gardens Elementary School
Public · Grades K-5 · 0.8 mi · Above average
- 9/10

Branciforte Middle School
Public · Grades 6-8 · 2.1 mi · Above average
- 10/10

Santa Cruz High School
Public · Grades 9-12 · 3.6 mi · Above average

- 8/10

Ocean Alternative Education Center
Public · Grades K-8 · 0.9 mi · Above average
- 9/10

Soquel High School
Public · Grades 9-12 · 0.7 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT KIANA



Kiana Gordon

REALTOR® | SILICON VALLEY · DRE #02060198

Kiana Gordon is a Bay Area native and dedicated real estate professional proudly serving clients throughout the Bay Area and Silicon Valley. She works with a wide range of clients, guiding each transaction with professionalism, strategy, and care. She has previously worked as a listing manager for multi-million dollar homes, gaining invaluable experience in high-level client service, marketing, and the attention to detail required in the luxury real estate space.

Known for her relationship-driven approach and strong negotiation skills, Kiana is passionate about creating an experience that feels seamless and stress-free for her clients during one of the biggest milestones of their lives. She believes real estate is more than just closing a transaction. It's about building lasting relationships and becoming a trusted resource for her clients, their friends, and their families for years to come. Her goal is to deliver such exceptional service that her clients feel confident returning to her for every stage of their real estate journey.

A former Division 1 gymnast at San Jose State University, Kiana brings the discipline, focus, and strong work ethic developed through sports into her real estate career every day. She continues to compete as a professional tackle football player for the Golden State Storm, a reflection of her drive, resilience, and team-first mentality. Outside of real estate, Kiana enjoys exploring new restaurants and coffee shops, spending time outdoors and at the beach, and enjoying life in the Bay Area with her two dogs.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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