Apartment Safety Report: 18402 Regina Ave, Torrance, CA 90504

Checked Nov 15, 2026 (PT) | Sent by Verena | Listing: Zillow | 2 bd / 1 ba, ~900 sq ft, $2,600/mo, built 1945, garage parking, no unit # shown

Overall safety	**69 / 100**	**Grade C (top of the C band; 70 would be a B)**
Violent crime (45%)	85	CrimeGrade violent safety score 853/1000 (A) for North Torrance
Property crime (30%)	43	CrimeGrade property safety score 431/1000 (C); car theft grades F
Night & pedestrian (25%)	70	Fully lit streets; quiet residential block 1 block off Hawthorne Blvd retail

Commutes (kept separate from the safety score)

To	Distance / off-peak drive	Rush hour
Ashley: Long Beach (ref. point: Long Beach City Hall, 411 W Ocean Blvd)	15.3 mi / ~22 min	~35-60 min (published Torrance to downtown Long Beach rush-hour range)
Verena: Hawthorne (ref. point: Hawthorne City Hall, 4455 W 126th St)	4.1 mi / ~8 min	No published rush-hour figure found; short local hop, expect longer than 8 min at peak

The exact workplaces aren't on file, so city-hall reference points were used. Off-peak times are routed estimates without traffic (OSRM).

Key findings

• **Violent crime is low to average.** CrimeGrade rates North Torrance violent crime an A (853/1000), about the typical US neighborhood. Torrance PD reported 306 violent crimes per 100k in 2025, below California (433) and the US (328), down 1.4% from 2024; robbery (102 per 100k) still runs about 2x the US rate.

• **Property crime is the main weakness.** North Torrance property crime grades C (431/1000): more than the neighborhoods 82% of Americans live in. Vehicle theft grades F (5.4 per 1,000 vs 2.7 US) and burglary about double the US rate. Torrance car thefts happen most on streets (48%) and in the evening. Use the included garage space rather than street parking.

• **Citywide trend.** Torrance PD property crime was 2,621 per 100k in 2025 (California 1,792), down 6.1% from 2024. Torrance PD has warned of a rise in daytime residential burglaries.

• **Night and walking.** CrimeGrade says 100% of the neighborhood is lit at night. Walk Score is 75 (Very Walkable) with good bus service 0.2 mi away. The block sits about 0.2 mi east of the Hawthorne Blvd retail corridor and about 0.6 mi from South Bay Galleria; CrimeGrade notes retail areas in the west part of North Torrance inflate local crime counts.

• **Recent incidents.** SpotCrime's North Torrance feed for late Oct to early Nov 2026 shows robberies, thefts and an assault mostly on Hawthorne Blvd 14400-16500 blocks (Lawndale, about 2 mi north) and a burglary at 20100 Hawthorne Blvd. None was listed on Regina Ave.

How it ranks

This is the first address checked in the tracker, so it sets the baseline (#1 of 1). Later addresses will be scored the same way and ranked against it. For Verena it is very close to Hawthorne; for Ashley it is a long 405 commute to Long Beach.

Method

Score = 45% violent + 30% property + 25% night/pedestrian. Violent and property sub-scores are CrimeGrade's neighborhood safety scores divided by 10. Night/pedestrian starts at 70: +10 if fully lit at night, -5 if within 0.25 mi of a major retail corridor, -5 if vehicle theft grades D or F. Grades: A 85+, B 70-84, C 55-69, D 40-54, F below 40.

Sources

• Zillow listing, 18402 Regina Ave (rent, size, parking): https://www.zillow.com/homedetails/18402-Regina-Ave-Torrance-CA-90504/457311046_zpid/

• U.S. Census Geocoder: 18402 Regina Ave is in Torrance city (Torrance PD), Census Tract 6503.

• CrimeGrade.org, North Torrance property crime (updated Nov 2026): https://crimegrade.org/property-crime-north-torrance-torrance-ca/

• FBI Crime Data Explorer via CrimeRateFacts, Torrance PD 2025: https://crimeratefacts.com/california/torrance

• Torrance PD crime trends: https://www.torranceca.gov/government/police/general-info/crime-trends

• SpotCrime, North Torrance map: https://spotcrime.com/CA/Torrance/North%20Torrance

• Walk Score, 18402 Regina Ave: https://www.walkscore.com/score/18402-regina-ave-torrance-ca-90504

- Big Data Realty, Torrance rush-hour drive times: https://bigdatarealty.com/los-angeles-county/torrance/
- OSRM routing (OpenStreetMap), off-peak distance and time.