Apartment Safety Report: Copa Pacific, 23930 Ocean Ave, Torrance, CA 90505

Checked Nov 15, 2026 (PT) | Sent by Verena | Listing: Zillow | 2 bd units: #261 2bd/1.5ba $2,600; #216 and #223 2bd/2ba $2,900 (1,100 sq ft). Gated, controlled access, underground assigned parking, in-unit washer/dryer.

Overall safety	**77 / 100**	**Grade B (#2 of 3 checked; 1 point behind Commodore)**
Violent crime (45%)	91	CrimeGrade violent safety score 913/1000 (A) for Walteria, Torrance
Property crime (30%)	58	CrimeGrade property safety score 584/1000 (B-); vehicle theft B-
Night & pedestrian (25%)	75	70 base +10 fully lit -5 within 0.25 mi of Hawthorne Blvd retail (about 0.16 mi)

Commutes (kept separate from the safety score)

To	Miles (morning route)	Weekday 8:00 AM typical	Weekday 5:30 PM typical home
Ashley: Relativity Space, 2400 E Wardlow Rd, Long Beach	14.2 mi	typically 50 min (35 min to 1 hr 20 min); 26 min with no traffic, via Lomita Blvd and I-405 S	typically 26 min (22–28 min)
Verena: SpaceX, 1 Rocket Rd, Hawthorne	9.1 mi	typically 35 min (20 min to 1 hr); 21 min with no traffic, via Crenshaw Blvd	typically 20 min (18–24 min)

Google Maps typical traffic for Tuesday, Nov 17, 2026, depart 8:00 AM (to work) and 5:30 PM (home), checked Nov 15, 2026 (PT). Morning distances use the recommended route to the office. Drive times are kept separate from the safety score.

Key findings

• **Violent crime is low.** CrimeGrade rates Walteria violent crime an A (913/1000), safer than the neighborhoods where 67% of Americans live, and about 37% below Torrance as a whole. Robbery (0.60 per 1,000) is right at the US rate; in Torrance 63% of robberies happen at stores and businesses.

• **Property crime is the weak spot.** Walteria property crime grades B- (584/1000), more than the neighborhoods 75% of Americans live in. Burglary runs about double the US rate (4.6 vs 2.4 per 1,000) and theft is above average (C+), but vehicle theft is at the US rate (B-, 2.6 vs 2.7). Torrance car thefts happen mostly on streets in the evening, so the underground assigned parking is a real plus.

• **Night and walking.** CrimeGrade reports 100% of Torrance's residential areas lit at night. Zillow lists a Walk Score of 87 (Very Walkable), with Seaside Market 0.1 mi and Sprouts 0.3 mi away and bus lines 8, 232 and 344 an 8-minute walk. Hawthorne Blvd's retail strip is about 0.16 mi east, which draws more theft.

• **Recent incidents.** SpotCrime's Walteria feed (Oct 22 to Nov 12, 2026) lists no incidents on Ocean Ave. Reports cluster along Pacific Coast Hwy (1700-2200 blocks), Lomita Blvd and S Western Ave, mostly a mile or more east toward Lomita and Harbor City.

• **Citywide trend.** CrimeGrade's FBI-based data show Torrance violent crime up 56% and property crime up 37% since 2019, though still below US violent-crime levels.

How it ranks

#1 of 3 on safety: Commodore Apartments (B, 78) > Copa Pacific (B, 77) > 18402 Regina Ave (C, 69). For Ashley's drive to Relativity Space, Regina Ave is shortest and typically fastest: 13.2 mi, typically 45 min at 8 AM (30 min to 1 hr 10 min), versus 14.2 mi / typically 50 min from Copa Pacific and 16.7 mi / typically 50 min from Commodore. The 5:30 PM drive home is typically 16 min from Relativity to Regina Ave, 24 min to Commodore, and 26 min to Copa Pacific. For Verena's drive to SpaceX, Regina Ave is closest: 5.2 mi, typically 18 min at 8 AM (12–30 min), versus 8.0 mi / typically 30 min from Commodore and 9.1 mi / typically 35 min from Copa Pacific, the farthest of the three.

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. Neighborhood: OpenStreetMap places this address in Walteria (Southwood), Torrance; Torrance PD covers it.

Sources

• Zillow listing, Copa Pacific (units, rent, amenities, Walk Score): https://www.zillow.com/apartments/torrance-ca/copa-pacific/5XkGVW/

• U.S. Census Geocoder: 23930 Ocean Ave is in Torrance city, Census Tract 6512.22.

• OpenStreetMap / Nominatim: neighborhood Walteria (Southwood); Hawthorne Blvd about 0.16 mi east.

• CrimeGrade.org, Walteria violent crime (Nov 2026): https://crimegrade.org/violent-crime-walteria-torrance-ca/

• CrimeGrade.org, Walteria property crime (Nov 2026): https://crimegrade.org/property-crime-walteria-torrance-ca/

• CrimeGrade.org, Torrance overview (lighting, trends): https://crimegrade.org/safest-places-in-torrance-ca/

• SpotCrime, Walteria map: https://spotcrime.com/CA/Torrance/Walteria

• Relativity Space headquarters: 2400 E Wardlow Rd, Long Beach, CA 90807 (company 2021 HQ announcement; City of Long Beach CEQA notice https://ceqanet.lci.ca.gov/2024080907).

• Google Maps driving directions, typical traffic, Tue Nov 17, 2026, 8:00 AM and 5:30 PM, checked Nov 15, 2026 (PT).