

U.S. SECURITIES AND EXCHANGE COMMISSION  
 WASHINGTON, D.C.  
 FORM 3  
 INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

1. Name and Address of Reporting Person  
 Security Capital U.S. Realty  
 69, route d'Esch  
 L-1470 Luxembourg,
2. Date of Event Requiring Statement (Month/Day/Year)  
 6/11/96
3. IRS or Social Security Number of Reporting Person (Voluntary)
4. Issuer Name and Ticker or Trading Symbol  
 Regency Realty Corporation  
 REG\*
5. Relationship of Reporting Person to Issuer (Check all applicable)  
 ( ) Director (X) 10% Owner ( ) Officer (give title below)  
 ( ) Other (specify below)
6. If Amendment, Date of Original (Month/Day/Year)

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 Table I -- Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security	4. Amount of Securities Beneficially Owned	6. Ownership Form: Direct (D) or Indirect (I)	7. Nature of Ownership
Common Stock	Up to 7,618,500*	Indirect	By Security Capital Holdings S.A. (a wholly owned subsidiary)

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 TABLE II -- Derivative Securities Acquired, Disposed of, or Beneficially Owned

