

UNITED STATES SECURITIES AND EXCHANGE COMMISSION WASHINGTON, D.C. 20549-7010

July 23, 2010

Martin E. Stein, Jr.
Chairman of the Board and
Chief Executive Officer
Regency Centers Corporation
Regency Centers, L.P.
One Independent Drive, Suite 114
Jacksonville, Florida 32202

Re: Regency Centers Corporation

Regency Centers, L.P.

Form 10-K for the fiscal year ended December 31, 2009

Filed February 26, 2010

File Nos. 1-12298 and 0-24763

Dear Mr. Stein:

We have completed our review of your filings and do not have any further comments at this time.

Sincerely,

Tom Kluck Branch Chief

cc: Michael B. Kirwan