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the buyer's guide
+ the 2025 hot list

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2025 hot list

It's that time of year again, when we round up the most anticipated hotel openings in 2025. We've sifted through hundreds of properties to spotlight 76, ranging from desert retreats to idyllic châteaux and urban escapes. As always, this list is a testament to the visionary design talent shaping our industry's next chapter. For more debuts that caught our attention, visit hospitalitydesign.com.



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TRES RÍOS
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Limelight Boulder
Colorado

Slated for an August opening, the airy and contemporary Limelight Boulder will feature 250 HBA-crafted guestrooms, along with a ground-floor restaurant and an outdoor plaza that will be envisioned by Locust Valley, New York firm Bentel and Bentel. In addition to a ballroom and meeting space, the property will open up to an event lawn and a second story viewpoint deck with sweeping sightlines to the Flatirons.



Treehouse Hotel Silicon Valley
Sunnyvale, California

Following its London location and an upcoming Manchester property, Treehouse Hotels will make its Q1 U.S. debut in Silicon Valley with a design from Brooklyn, New York-based Crème and global firm 10SB. In addition to several repurposed existing structures, a six-story new build was constructed offsite using modular methods. Additionally, most of the 254 guestrooms have outdoor spaces that connect with Sunnyvale's agriculturally rich past.



Under Canvas Yosemite
Groveland, California

Under Canvas will unveil two new glamping sites in May with the 120-acre Columbia River Gorge property in Washington's White Salmon River Valley and a Yosemite location. The latter, found just 10 minutes outside of Yosemite National Park's west entrance, will be an 80-acre camp dotted with 70 safari-style tents, each one outfitted with plush beds, ensuite bathrooms, and private outdoor areas.



1 Hotel Seattle

Slated to open this spring (with other 2025 launches planned for Copenhagen, Melbourne, and Tokyo), the former Pan Pacific Hotel will become the 153-room 1 Hotel Seattle, a transformation led by Venice, California-based Studio Collective and the SH Hotels & Resorts in-house. Located near downtown, the hotel will offer stunning views, including many rooms that will overlook the city's iconic Space Needle.